



Johnson Drive, , Horncastle, Lincolnshire, LN9 6RS

- NEW BUILD December 2024 with 10 YEAR WARRANTY
- VERY GOOD energy efficiency 'B' 83 rating
- WEST FACING fully fenced rear GARDEN, full width paved PATIO, external LIGHTING and WATER tap
- MODERN BATHROOM with separate SHOWER over the bath and downstairs W.C.
- Mains GAS CENTRAL HEATING
- SPACIOUS 670 sq ft SEMI-DETACHED house with TWO DOUBLE bedrooms and there is only a LIMITED 'onward CHAIN'
- Adjacent PRIVATE DRIVE with PARKING for 2 CARS in tandem
- Dual aspect LOUNGE and MODERN fitted KITCHEN BREAKFAST room including APPLIANCES
- UPVC double glazed including external rear door, COMPOSITE front door, PVC soffits and fascias
- 50% ownership OPPORTUNITY

Price £85,000



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DESCRIPTION

Built brand new in December 2024 with a 10 year warranty, this is a spacious 670 sq ft, well presented, very good energy efficiency 'B' 83 rated, 2 double bedroom semi-detached house with dual aspect lounge, modern fitted kitchen breakfast, bathroom having separate shower over the bath, downstairs W.C, adjacent drive with parking for 2 cars, west facing, fully fenced rear garden with full width paved patio and there is only a LIMITED 'onward CHAIN'.

The property also benefits from UPVC double glazing incl external rear door, composite front door, PVC soffits & fascias, mains gas central heating, a very good energy efficiency 'B' 83 rating (see attached graph), and the quality blinds are included.

It is currently a 50% shared ownership which provides you with the opportunity to step onto the property ladder purchasing a share of the property by mortgage or savings with rent on the remainder being payable to Heylo Housing Association on a monthly basis. We have been advised that the current rent for the remaining 50% ownership is £248 pcm. You also have the option of increasing your share in your home if you wish.

The house consists of entrance hall, dual aspect lounge, modern fitted kitchen breakfast room (incl access to the rear garden and appliances: electric oven, stainless steel gas hob with stainless steel splash back & canopy hood extractor, Bosch Exxcel dishwasher, Samsung washing machine and space for fridge freezer), downstairs W.C, landing, upstairs bathroom with a separate shower over the bath (having monsoon and flexible hose shower heads, glass pivot shower screen), master bedroom and second double bedroom (with built in full height mirror front triple wardrobe).

Johnson Drive is a cul-de-sac with nearby open green, and within walking distance to shop and bus stop, on the edge of historic market town whose amenities include supermarkets, doctors, dentists, grammar, secondary & primary schools, main Post Office, swimming baths, fitness centre, etc.

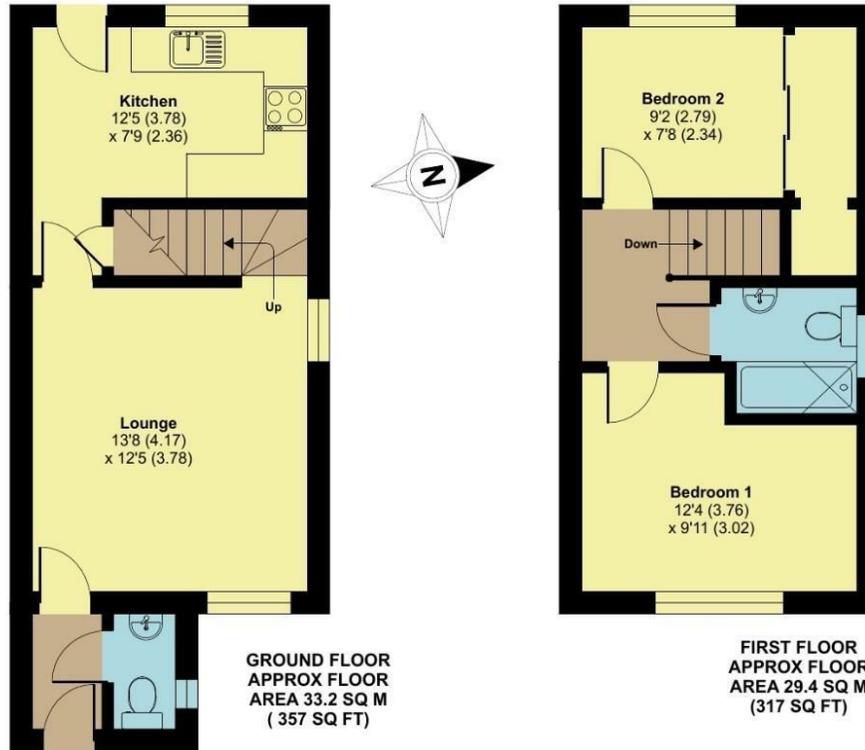




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Approximate Area = 674 sq ft / 62.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1421082

Viewings

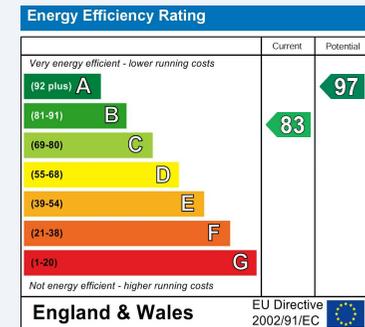
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.