



## Revesby Lane, , Horncastle, LN9 5FL

- BUILT BRAND NEW MAY 2022 with 10 year warranty and VERY GOOD 'B' 85' ENERGY efficiency RATING
- DETACHED GARAGE (having light and power, metal up & over door), and block paved tandem DRIVE for THREE cars
- UPVC double glazed incl FRENCH & external doors, COMPOSITE front door, PVC fascias, Mains GAS CENTRAL HEATING (ideal boiler serviced annually), Oak veneer internal doors
- Soft closure fitted OPEN PLAN KITCHEN incl PENINSULAR with breakfast bar, built in NEFF induction hob, double oven (incl fan assisted) & dishwasher, space for fridge freezer
- SPACIOUS 1,539 sq ft, VERY well presented, FOUR DOUBLE bedrooms, THREE receptions, TWO bath/shower rooms (plus W.C.) detached MODERN HOUSE
- SOUTH FACING fully fenced/brick walled rear GARDEN laid to lawn and having paved PATIO, SECURE pedestrian ACCESS to both sides, external LIGHTING and WATER tap
- LOUNGE with FRENCH doors to dual aspect SUN ROOM/DINING ROOM having FRENCH doors to patio/rear garden, and there is also a FAMILY ROOM
- UTILITY ROOM with full height storage cupboard, base unit, worktop, space/plumbing for washing machine & tumble dryer

Price £355,000

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# Revesby Lane, , Horncastle, LN9 5FL

## DESCRIPTION

Built brand new May 2022 with 10 year warranty, this is a very well presented, spacious 1,539 sq ft, 4 double bedroom, 2 bath/shower rooms (plus W.C.), 3 reception, detached house with detached garage (having light & power), and block paved tandem drive for 3 cars, as well as a south facing fully fenced/brick walled rear garden (laid to lawn & having paved patio and secure pedestrian access to both sides), all in a cul-de-sac location, to the edge of the well serviced historic market town of Horncastle (that has supermarkets, doctors, dentists, grammar, secondary & primary schools, swimming baths etc)..

The property also benefits from a very good '85' energy efficiency rating, UPVC double glazing incl French & external doors, composite front door, UPVC fascias, oak veneer internal doors, mains gas central heating with Ideal boiler serviced annually, security alarm system, external lighting & water tap, and ALL the light fittings & blinds are being left.

It consists of entrance lobby & hall, family room, lounge with French doors to the dual aspect sun room/dining room (having French doors to patio/rear garden), that is open plan to the soft closure fitted modern kitchen (incl peninsular with breakfast bar, full height pantry unit, deep pan drawers, built in Neff induction hob, double oven & dishwasher, with space for fridge freezer), utility room (incl full height storage cupboard, base unit, worktop, space/plumbing for washing machine & tumble dryer), and the downstairs W.C. There is modern large tile flooring to the sun room/dining room, kitchen, utility and W.C.

Upstairs is the landing with built in cupboard, modern bathroom (incl separate shower & glass pivot shower screen over the bath, vanity handbasin with double cupboard under), master bedroom (with bank of built in full height wardrobes having mirror fronted sliding doors), modern en-suite shower room (incl shaver point, vanity handbasin with double cupboard under), 2nd, 3rd & 4th double bedrooms.



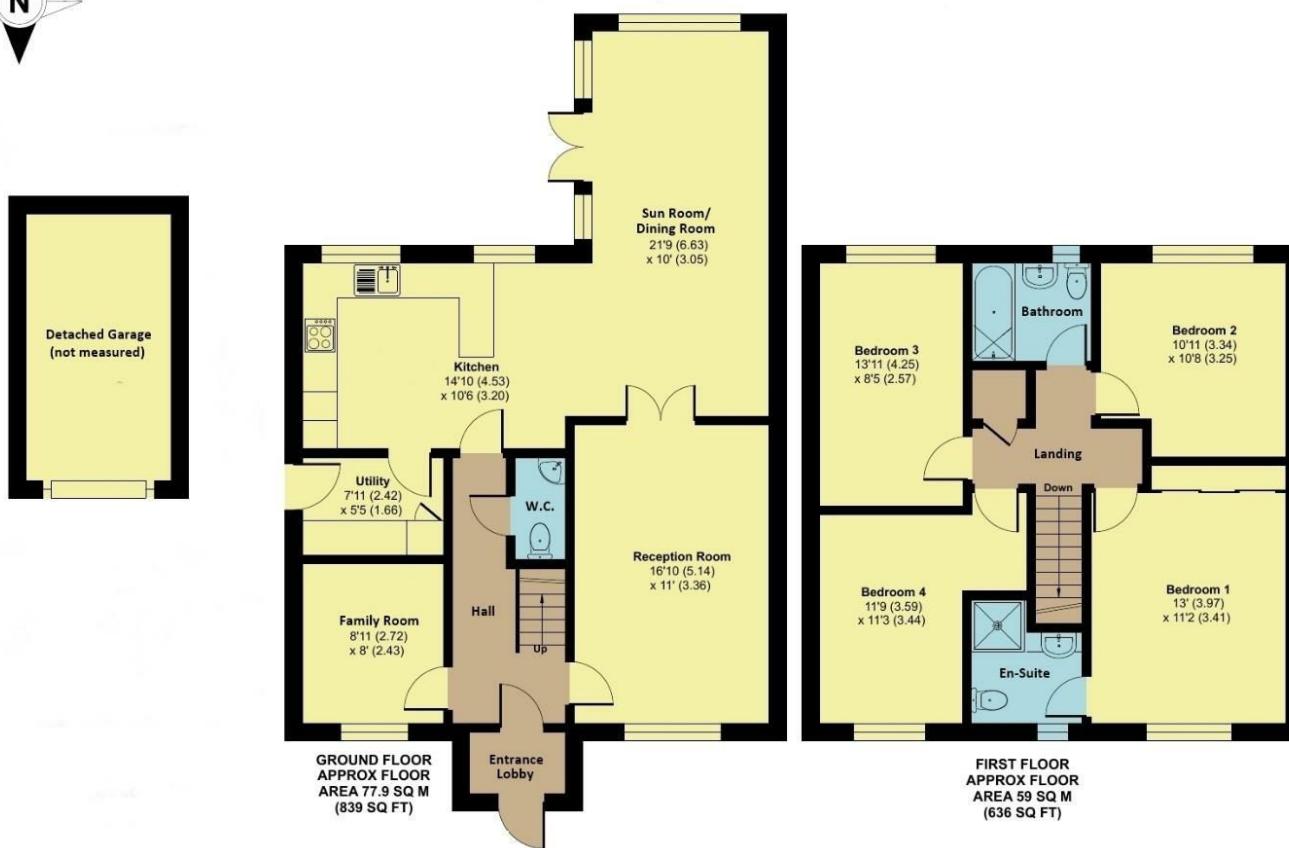




## Revesby Lane, Horncastle, LN9

Approximate Area = 1525 sq ft / 141.6 sq m (exclude garage)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hunters Property Group. REF: 1409272

### Viewings

Please contact [horncastle@hunters.com](mailto: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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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