Brinkhill, 17 Boston Road

Horncastle, LN9 6EY

Book a Viewing!

£275,000

A spacious Three Bedroom Detached Dormer Bungalow occupying a generous plot in the popular market town of Horncastle. The property sits within well maintained gardens with established lawns, mature shrubs and trees, and benefits from a south facing rear garden. The size of the plot is a particular feature, offering considerable outside space and potential scope for future alteration or development, subject to the necessary planning permissions and consents. Prospective purchasers should make their own enquiries with the local planning authority regarding any proposals.The accommodation has been arranged over two floors and provides a good degree of flexibility, with two bedrooms and a bathroom on the first floor and a further bedroom, cloakroom and extensive ground floor living accommodation. The ground floor includes a living room, dining room, conservatory, kitchen, utility room and rear porch, together with a garage. The property also benefits from a spacious driveway providing off-road parking for multiple vehicles and access to the garage.

Brinkhill, 17 Boston Road, Horncastle, LN9 6EY

LOCATION

Horncastle is a popular market town situated on the edge of the Lincolnshire Wolds, offering a good balance of town and country living. The town centre is within easy reach and provides a range of independent shops, cafés, tearooms, restaurants, public houses and everyday amenities, together with local markets and a strong community feel.

Families are well served by local schooling, including Queen Elizabeth's Grammar School within the town. Known as the Gateway to the Lincolnshire Wolds, Horncastle is surrounded by countryside and provides access to a range of walking and outdoor pursuits. The town also offers road links towards Lincoln and the east Lincolnshire coast.

ACCOMMODATION

PORCH

4' 3" x 3' 1" (1.3m x 0.94m) With tiled flooring, uPVC double glazed windows to the front elevation, uPVC double glazed external door to the front elevation and internal door leading to the hallway.

HALLWAY

With radiator, electric underfloor heating, doors off, stairs rising to the first floor, under stairs storage/pantry and cloakroom.

CLOAKROOM
4' 3" x 2' 2" (1.3m x 0.66m) With uPVC double glazed frosted window to the front elevation.

PANTRY
With lighting and shelving.

LIVING ROOM
16' 1" x 13' 11" (4.9m x 4.24m) With uPVC double glazed windows to the front, side and rear elevations, electric underfloor heating, electric fireplace and double doors opening into the dining room.

DINING ROOM
9' 11" x 11' 10" (3.02m x 3.61m) With electric underfloor heating and door and windows off to the conservatory.

CONSERVATORY
9' 1" x 13' 3" (2.77m x 4.04m) With tiled flooring, and electric storage heater, double glazed windows to the side and rear elevations, sliding patio doors to the rear elevation and additional side door.

KITCHEN
10' x 11' 2" (3.05m x 3.4m) With tiled flooring, electric underfloor heating and uPVC double glazed window to the rear elevation. Fitted with a range of wall and base units with worktops over, integrated double ovens, integrated induction hob with extractor fan over, integrated stainless steel sink with drainer, integrated fridge/freezer and dishwasher. There is also a freestanding breakfast bar island.

REAR PORCH
3' 5" x 5' 11" (1.04m x 1.8m) With tiled flooring, external door to the side elevation and doors off.

UTILITY ROOM
5' x 5' 11" (1.52m x 1.8m) With tiled flooring, low level WC, wash hand basin, uPVC double glazed frosted window to the rear elevation, radiator and space and plumbing for a washing machine.

BEDROOM 3
8' 8" x 12' 11" (2.64m x 3.94m) With electric underfloor heating, uPVC double glazed window to the front elevation and storage cupboard.

FIRST FLOOR LANDING
With electric storage heater, doors off and stairs leading to the ground floor.

BEDROOM 1
14' 4" x 10' 8" (4.37m x 3.25m) With radiator, uPVC double glazed windows to the side elevation, electric storage heater and storage cupboard housing the water tank.

BEDROOM 2
14' 4" x 9' 11" (4.37m x 3.02m) With radiator, electric storage heater and uPVC double glazed windows to the side and rear elevations.

BATHROOM
8' 8" x 5' (2.64m x 1.52m) With vinyl flooring, radiator, low level WC, wash hand basin, integrated shower cubicle, storage cupboard and uPVC double glazed window to the rear elevation.

GARAGE
16' 7" x 10' 6" (5.05m x 3.2m) Electric up-and-over door, power and lighting and uPVC double glazed frosted window to the side elevation.

OUTSIDE FRONT
The property is approached via a spacious driveway providing off-road parking for multiple cars, together with a well maintained lawn and access to the rear garden via the side of the property. There is a variety of mature shrubs and trees and access to the garage.

OUTSIDE REAR
The property benefits from a secluded south facing rear garden with a well maintained lawn, garden shed, greenhouse and a variety of mature shrubs and trees.
A spacious block paved patio provides an area for outdoor seating and entertaining, while access to the front garden is available via both sides of the property.

KEY FACTS FOR BUYERS

SERVICES
Mains electricity, water and drainage services available. Electric storage heating and underfloor heating.

EPC RATING – E.

COUNCIL TAX BAND – D.

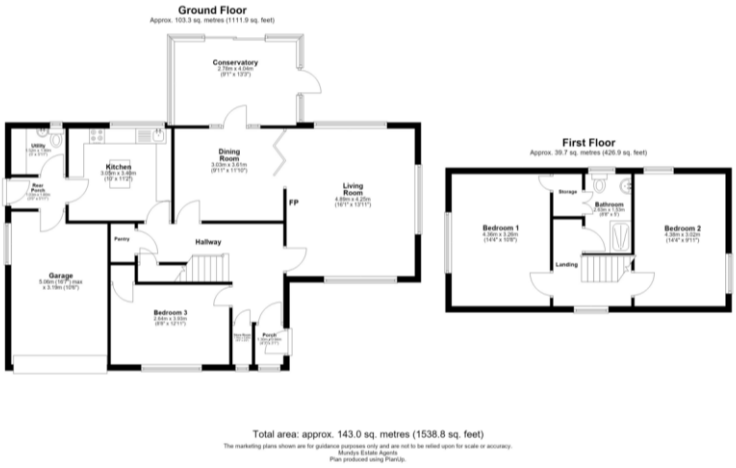
LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker



WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
https://www.mundys.net/referrals/

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman