



## Islip Court, , Horncastle, LN9 6RG

- WELL presented, THREE bedrooms (two doubles and generous third), TWO receptions, SHOWER ROOM and a W.C, semi-detached MODERN HOUSE, with NO 'upward CHAIN'
- WESTERLY, SECLUDED and fully fenced rear GARDEN with paved patio, 2 LARGE sheds, greenhouse, pergola, established plants & shrubs, Front garden LOW maintenance gravelled
- LOUNGE with display fireplace and open plan to the DINING ROOM that has UPVC double glazed PATIO doors
- Fitted KITCHEN incl soft closure, display lighting, built in Baumatic electric double oven incl fan assisted & LED display, stainless steel gas hob, space/plumbing fridge & washing machine
- SECLUDED cul-de-sac LOCATION in the WELL SERVICED historic market TOWN

- SEPARATE GARAGE (with remote controlled roller shutter door, UPVC double glazed side window, light, power & storage space in roof void), PARKING for 2 CARS
- UPVC double glazing incl PATIO & external doors, Mains GAS CENTRAL HEATING
- UPVC double glazed GARDEN ROOM octagonal shaped and having central heating, power and external door to the patio and rear garden
- SHOWER ROOM with DOUBLE width shower having glass pivot door, pedestal hand basin & toilet, Downstairs W.C. with wall hung hand basin and low level close coupled toilet

**Offers Over £180,000**



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## DESCRIPTION

This is a well presented, 3 bedroom (2 doubles and generous third), 2 reception, shower room (with double width shower) and a downstairs W.C, semi-detached modern house, having a separate garage, parking for 2 cars, and a secluded & fully fenced westerly facing rear garden, all in a secluded cul-de-sac location in the well serviced historic market town of Horncastle, and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing incl patio & external doors, mains gas central heating, external lighting & water tap and is only a council tax band 'B'.

Outside there is the separate garage (having remote controlled roller shutter door, UPVC double glazed side window, light, power & storage space in roof void), parking for 3 cars (incl the gravelled drive to the garage and 2 further spaces to the property gravelled frontage), a secluded & fully fenced westerly facing rear garden (with paved patio, 2 large sheds each having side window & one having light & power, greenhouse, pergola, established plants & shrubs), and the open plan front garden (low maintenance with coloured gravelled having timber raised borders of established plants & shrubs).

The property consists of entrance, lounge (with display fireplace) and is open plan to the dining room that has UPVC double glazed patio doors to the garden room (octagonal shaped, and having central heating, power and external door to the patio & rear garden), fitted kitchen (incl soft closure, display lighting, built in Baumatic electric double oven incl fan assisted & LED display, stainless steel gas hob, space/plumbing fridge & washing machine), and there is the downstairs W.C. (with wall hung hand basin & low level close coupled toilet).

Upstairs is the landing (with built in cupboard), modern shower room (with double width shower having glass pivot door, pedestal hand basin & toilet), and the 3 bedrooms (two doubles and generous third).

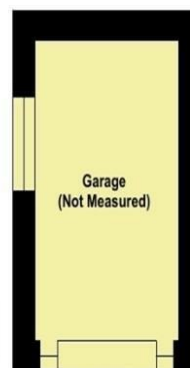
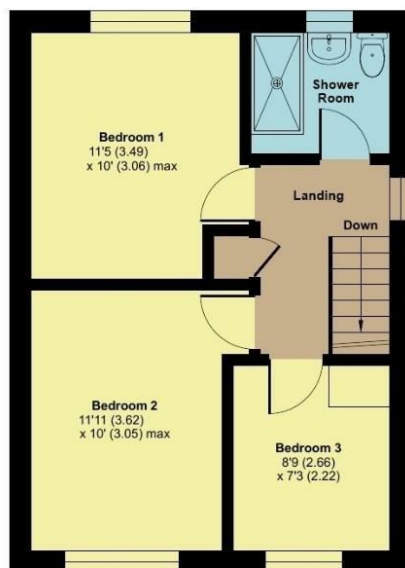
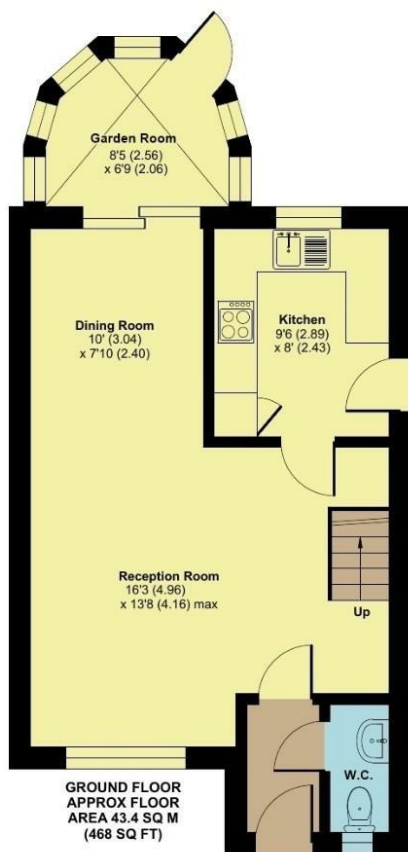




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Approximate Area = 854 sq ft / 79.3 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1380938

## Viewings

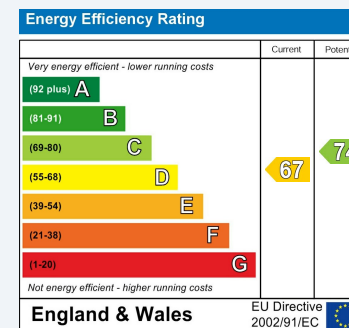
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.



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.

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