



## Hamerton Lane, off South Street, Horncastle, LN9 6DT

- BEAUTIFUL 1968 VERY well presented and SPACIOUS 2,300 sq ft DETACHED house with NO 'upward CHAIN'
- FLEXIBLE accommodation, FOUR DOUBLE bedrooms including downstairs, TWO receptions, TWO MODERN bath/shower rooms
- GENEROUS 0.25 ACRE plot (sts), EXCEPTIONALLY PRIVATE for such a central location, BRICK WALLED ESTABLISHED gardens, and TWO SPACIOUS brick OUTBUILDINGS
- VERY GENEROUS PARKING which can be SECURE, for TEN cars including CARAVAN/MOTORHOME if desired
- WORKS INCLUDE NEW kitchen diner and enormous utility rooms, new bath & shower room, new Worcester boiler, electrical upgrades and certification, new flooring and carpets and re-decorated
- LOUNGE with full width rounded BAY WINDOWS and a FEATURE fireplace having ornate surround and a LOG BURNER, 140 sq ft TRIPLE aspect GARDEN ROOM
- 285 sq ft NEW KITCHEN DINER with extensive range of soft closure fitted base and wall units, and dual aspect ENORMOUS 190 sq ft NEW UTILITY room
- NEW MODERN BATH and SHOWER room incl shower with both monsoon and flexible shower heads, and a NEW SHOWER ROOM incl corner quadrant shower, both rooms having tiled walls and floors

**Price £400,000**



# Hamerton Lane, off South Street, Horncastle, LN9 6DT

## DESCRIPTION

This is a beautiful 1968, very well presented and spacious 2,300 sq ft, four double bedroom (including downstairs), two reception, two modern bath/shower rooms, detached house with flexible accommodation, very generous parking, which can be secured, for 10 cars including caravan/motorhome if desired, and a generous 0.25 acre plot (sts) with exceptionally private for such a central location, brick walled established gardens and two spacious brick outbuildings, all in that very convenient location and walking distance to the well serviced historic town centre, and there is NO 'upward CHAIN'.

Works include new kitchen diner and enormous utility room, new bath & shower room, new shower room, new Worcester boiler, electrical upgrades and certification, new flooring and carpets and re-decorated. It also benefits from UPVC double glazed including external doors, composite front door, mains gas central heating, wood burner, external light and water supplies.

The flexible accommodation consists of entrance lobby and spacious hall including ornate balustrading, lounge (with full width rounded bay windows and a feature fireplace having ornate surround and a log burner), 140 sq ft triple aspect garden room, 285 sq ft new kitchen diner (with extensive range of soft closure fitted base and wall units), dual aspect enormous 190 sq ft new utility room, new modern bath and shower room (including shower with both monsoon and flexible shower heads), and a new shower room (including corner quadrant shower), (both rooms having tiled walls and floors, and hand basin in vanity unit with double cupboard under), and the four double bedrooms including three downstairs.

Located to the centre of the historic market town of Horncastle, whose amenities include supermarkets, doctors, dentists, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green etc. and Horncastle golf course and the Ashby Park fishing lakes are 2.4 miles away.





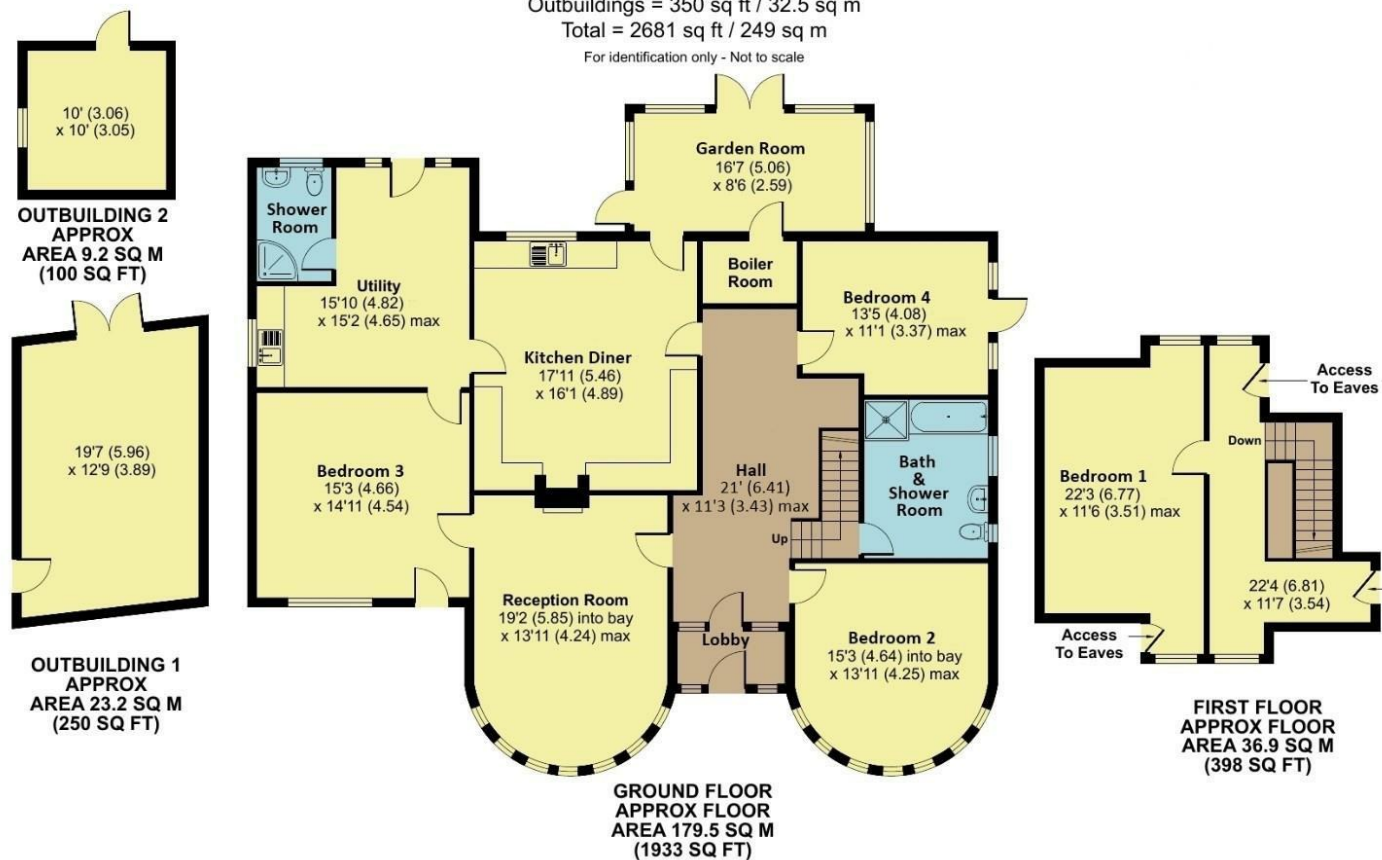
## Hamerton Lane, Off South Street, Horncastle, LN9

Approximate Area = 2331 sq ft / 216.5 sq m

Outbuildings = 350 sq ft / 32.5 sq m

Total = 2681 sq ft / 249 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). © nitchecom 2025. Produced for Hunters Property Group. REF: 1282559

### Viewings

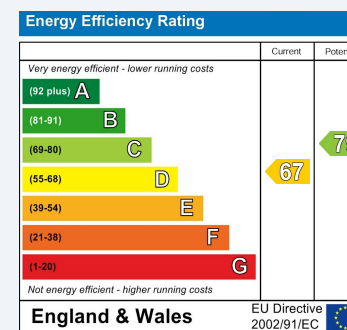
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

**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.