



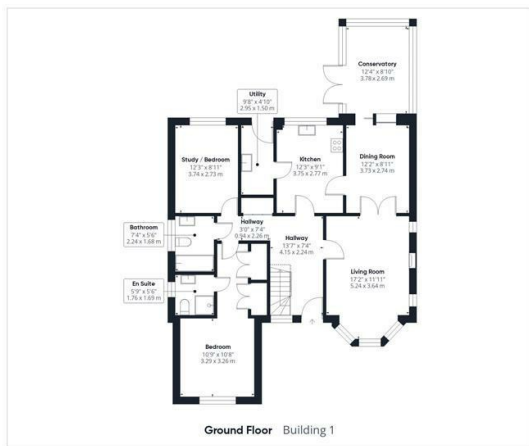
9 THE SIDINGS HORNCastle, LN9 5UA

£390,000
FREEHOLD

****NO ONWARD CHAIN****

9 The Sidings is a generously sized, detached dormer property built by Bell & Shinn in a popular residential area of Horncastle. Boasting a large front-facing lounge, stepping through to dining room, kitchen and conservatory; the property enjoys views to the rear across neighbouring grassland whilst being within close proximity of the town centre.

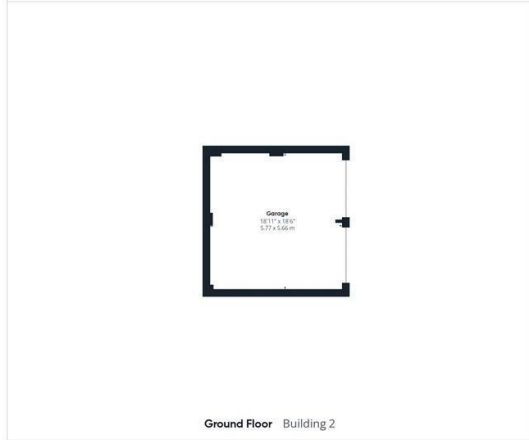




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
 1930 ft²
 179.2 m²

Reduced headroom
 49 ft²
 4.6 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

EPC Rating: Council Tax Band: **C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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