



Langton Close, , Horncastle, LN9 5BE

- EXTENDED, REFURBISHED, VERY well PRESENTED & SPACIOUS 1,550 sq ft detached BUNGALOW, on GENEROUS 0.15 ACRE plot, with NO 'upper CHAIN'
- VERY DESIRABLE location, CONVENIENT for well serviced historic market TOWN CENTRE
- AND UPVC double glazing incl double width patio & external doors, composite front door, electrical certification incl new consumer unit, remote garage door, PVC soffits & fascias
- PRIVATE fully enclosed rear GARDEN incl garden STUDIO, 2 extensive & paved PATIOS, elevated DECKING with country VIEWS beyond, lawn, timber raised beds of plants & shrubs, shed
- THREE bedrooms, TWO shower rooms, TWO receptions, with FANTASTIC 'A' '92' ENERGY efficiency RATING
- WORKS include extension, new spacious kitchen, shower rooms, solar panels, Worcester boiler and all radiators, 5kW wood/multi fuel burner, mains gas central & underfloor heating
- GARAGE (with remote controlled roller shutter door, light, power, sink & plumbing, rear window & pedestrian side door), off road PARKING for 4 cars
- Dual aspect LOUNGE incl 2 ceiling lights and WOOD/ multi fuel burner

Price £375,000



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DESCRIPTION

An extended, refurbished, very well presented & spacious 1,550 sq ft, 3 bedroom, 2 shower room, 2 reception, detached bungalow with fantastic 'A' '92' energy efficiency rating, on a generous 0.15 acre plot (sts), in a very desirable location, convenient for well serviced historic market town centre, with NO 'upper CHAIN'.

Works include the extension, new spacious kitchen, shower rooms, solar panels, Worcester boiler & all radiators, wood/multi fuel burner, mains gas central & underfloor heating, UPVC double glazing incl double width patio & external doors, composite front door, electrical certification incl new consumer unit, remote garage door, PVC soffits & fascias, oak veneer internal doors, new flooring throughout and landscaped gardens.

It also benefits from security alarm system, external lighting & water tap, annually serviced boiler & swept chimney, & all light fittings, curtains/rails, blinds & log stores are included.

Outside is the garage (with remote controlled roller shutter door, light, power, sink & plumbing, rear window & PVC pedestrian side door), off road parking for 4 cars, low maintenance gravelled front garden with established shrubs and private fully enclosed rear garden (incl garden studio/summer house, 2 paved patios, elevated decking with country views beyond, lawn, timber raised beds of plants & shrubs, and shed).

The property includes dual aspect lounge (incl 2 ceiling lights & wood/ multi fuel burner), spacious 324 sq ft modern soft closure fitted kitchen living dining room (triple aspect plus vaulted ceiling roof window, 6 ceiling lights, space for dining table, chairs & sofa, and there are double width patio doors to rear garden). The kitchen includes island unit/breakfast bar, Neff double oven (fan assisted), AEG induction hob & dishwasher, built in full height fridge & freezer, and full height double fronted pantry unit.

There is also the utility room, modern shower room & en-suite, and the 3 bedrooms.





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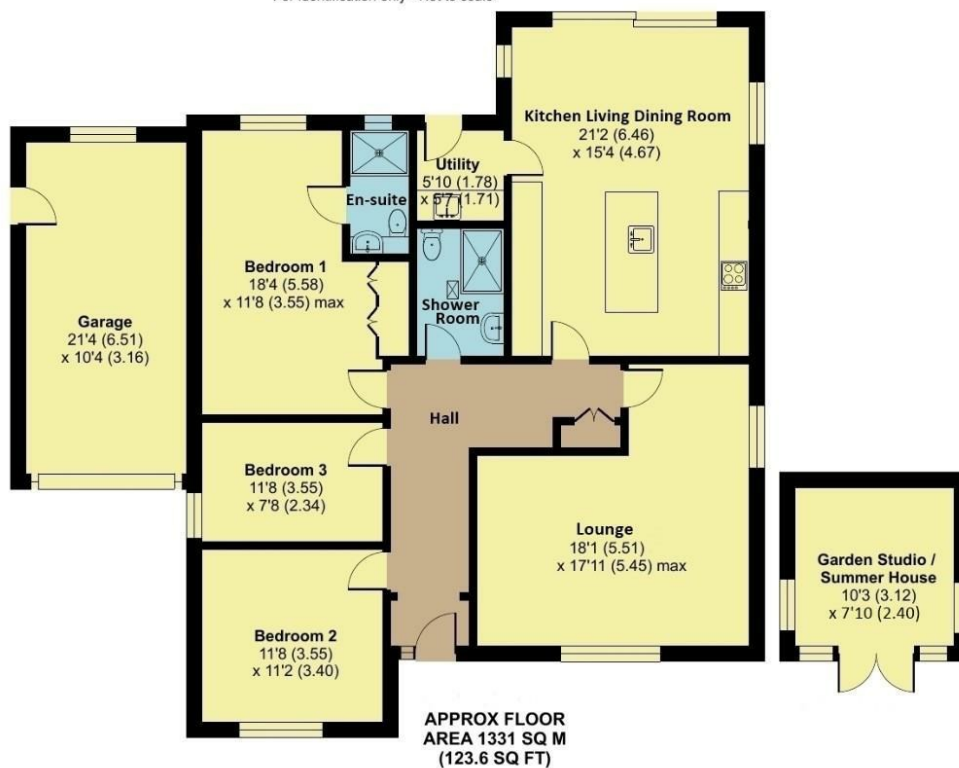
Approximate Area = 1331 sq ft / 123.6 sq m

Garage = 221 sq ft / 20.5 sq m

Outbuilding = 105 sq ft / 9.7 sq m

Total = 1657 sq ft / 153.8 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). © nitchcom 2026. Produced for Hunters Property Group. REF: 1432648

Viewings

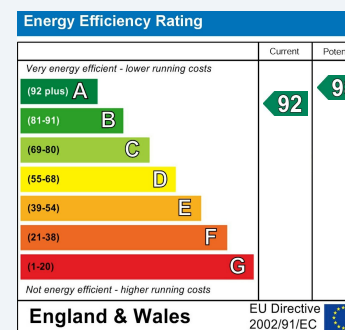
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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