



## Louth Road, , Horncastle, LN9 5ED

- SPACIOUS 958 sq ft, THREE bedroom HOUSE with NO 'upward CHAIN', ONLY a council tax BAND 'A', in VERY CONVENIENT LOCATION for well serviced historic market TOWN CENTRE
- Front & rear established GARDENS AND enclosed COURTYARD, gardens incl lawn, plants, shrubs, specimen & apple trees, external lighting & water tap
- GOOD '67' ENERGY performance RATING, UPVC DOUBLE GLAZED incl EXTERNAL door, COMPOSITE front door, and mains GAS CENTRAL HEATING with a replaced Baxi boiler
- Fitted KITCHEN DINER incl ceiling fan light, wall light & display lighting, range of wooden fronted base & wall units, two & half bowl sink, feature alcove, built in PANTRY
- DETACHED GARAGE (with side hung vehicular doors, light, power and inspection pit) and 2 PARKING spaces including for CARAVAN if required
- Attached brick OUTBUILDINGS incl WORKSHOP with light, shelving and window STORE room and GARDENER'S W.C. with window
- LOUNGE with FEATURE open FIREPLACE having full wall width brickwork incl recessed shelving and arched display alcoves over, and there is a built in cupboard
- KITCHEN includes built in gas hob & oven, appliance space/plumbing, Potential UTILITY ROOM incl built in base units, appliance space, and external door to courtyard

**Price £160,000**



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## DESCRIPTION

Spacious 958 sq ft, 3 bedroom house, with detached garage (having side hung vehicular doors, light, power and inspection pit), 2 parking spaces incl for caravan if required, front & rear established gardens (incl lawn, plants, shrubs, specimen & apple trees), enclosed courtyard, external lighting & water tap and attached brick outbuildings (incl workshop with light, shelving and window, store room and gardener's W.C. with window) as well as a good '67' 'B' energy performance rating, all in a very convenient location for well serviced historic market town amenities, and there is NO 'upward CHAIN'.

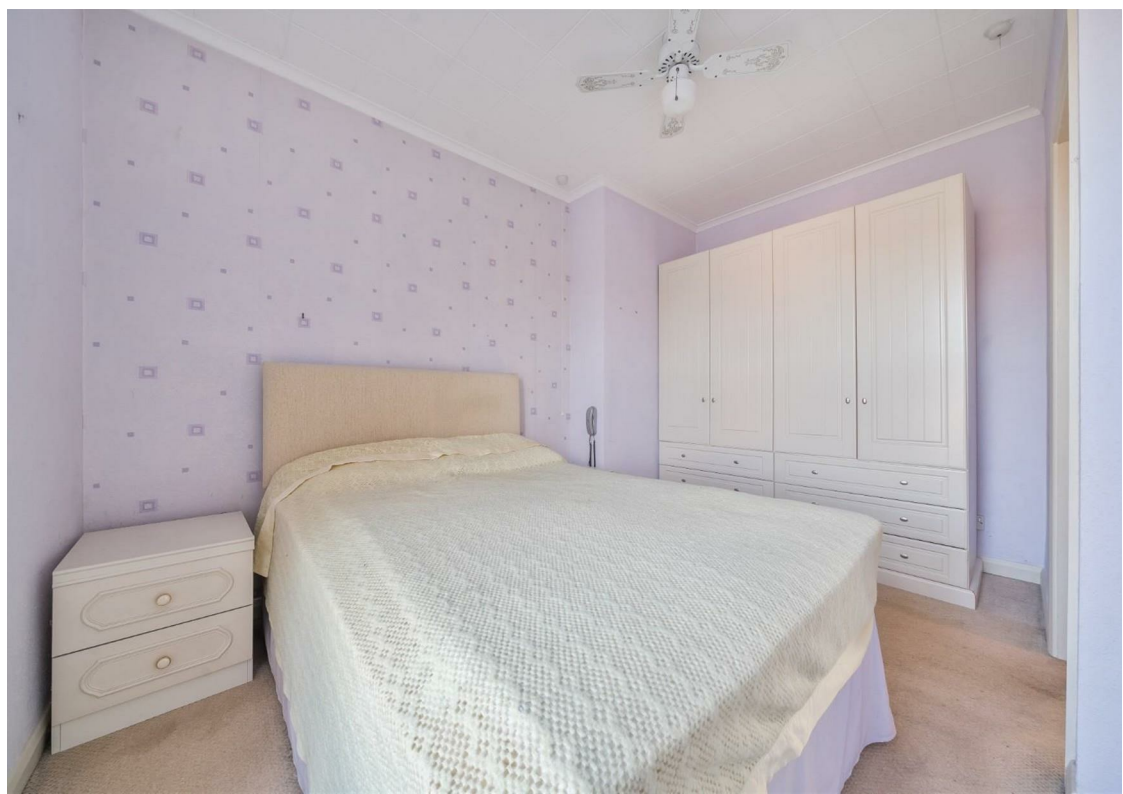
It also benefits from UPVC double glazing incl external rear door, composite front door, mains gas central heating with a replaced Baxi boiler, and is only a council tax band 'A', currently £1,482.41 gross annually.

The property consists of lounge (with feature open fireplace having full wall width brickwork incl recessed shelving and arched display alcoves over, and there is a built in cupboard), fitted kitchen diner (incl ceiling fan light, wall light & display lighting, range of wooden fronted base & wall units, two & half bowl sink, feature alcove, built in gas hob & oven, appliance space/plumbing) and a built in pantry (with light, power & shelving), potential utility room (incl built in base units, appliance space, and external door to courtyard).

Upstairs is the spacious landing (incl built in double fronted full height cupboard), bathroom with separate shower over bath (incl shower rail & curtain, pedestal hand basin, shaver point, low level close coupled toilet and part tiled walls), and the 3 bedrooms (with master having ceiling fan light & telephone point).

The well serviced historic market town of Horncastle amenities include supermarkets, doctors, dentist, main Post Office, grammar, secondary & primary schools, swimming baths, fitness centre, bowling green etc. and it is only 2.5 miles to Ashby fishing lakes.





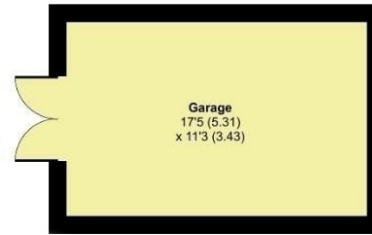
# Louth Road, Horncastle, LN9

Approximate Area = 841 sq ft / 78.1 sq m  
 Garage = 196 sq ft / 18.2 sq m  
 Outbuildings = 117 sq ft / 10.8 sq m  
 Total = 1154 sq ft / 107.1 sq m

For identification only - Not to scale



FIRST FLOOR  
 APPROX FLOOR  
 AREA 35.8 SQ M  
 (386 SQ FT)



GARAGE  
 APPROX FLOOR  
 AREA 18.2 SQ M  
 (196 SQ FT)



GROUND FLOOR  
 APPROX FLOOR  
 AREA 42.2 SQ M  
 (455 SQ FT)

OUTBUILDINGS  
 APPROX FLOOR  
 AREA 10.8 SQ M  
 (117 SQ FT)

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: 1386565

## Viewings

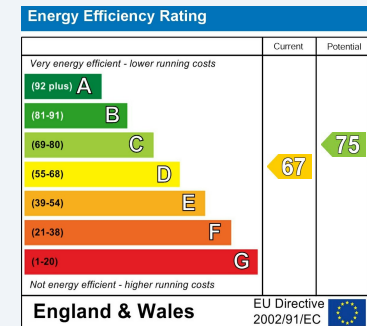
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.



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