



Prospect Street, , Horncastle, Lincolnshire, LN9 5AX

- SPACIOUS 1078 sq ft THREE DOUBLE bedroom, TWO reception, FLEXIBLE accommodation detached BUNGALOW in NEED of UPDATING with NO 'upward CHAIN'
- Off ROAD PARKING but may be EXTENDED to tandem PARKING for 5 cars incl CARAVAN, as this property also has land to the rear of next door
- 170 sq ft dual aspect LOUNGE with FEATURE marble fireplace having inset coal effect gas fire, UPVC double glazed CONSERVATORY with wall light, radiator, power & FRENCH doors to garden
- SHOWER WET ROOM with majority walls fully tiled, WALK in open SHOWER having monsoon & flexible shower heads, hand basin in VANITY with 3 cupboards & 2 drawers, shaver point
- THREE DOUBLE BEDROOMS including dual aspect and built in double & triple wardrobes
- CORNER PLOT with SECLUDED GARDENS majority FENCED, remainder hedgerow, paved PATIO, wooden WORKSHOP & 2 SHEDS, external lighting, power and water tap
- UPVC double glazing, PVC soffits and fascias, mains GAS CENTRAL HEATING with Worcester boiler
- KITCHEN includes slot in Hotpoint cooker, and one & half bowl stainless steel sink, open plan to dual aspect DINING ROOM with 2 wall lights and polycarbonate roof
- 90 sq ft entrance HALL, Dual aspect boiler STORAGE ROOM
- POPULAR LOCATION, to the edge of the WELL SERVICED historic market TOWN of Horncastle

£179,950

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Prospect Street, , Horncastle, Lincolnshire, LN9 5AX

DESCRIPTION

We are acting in the sale of the above property and have received an offer of £ 170,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

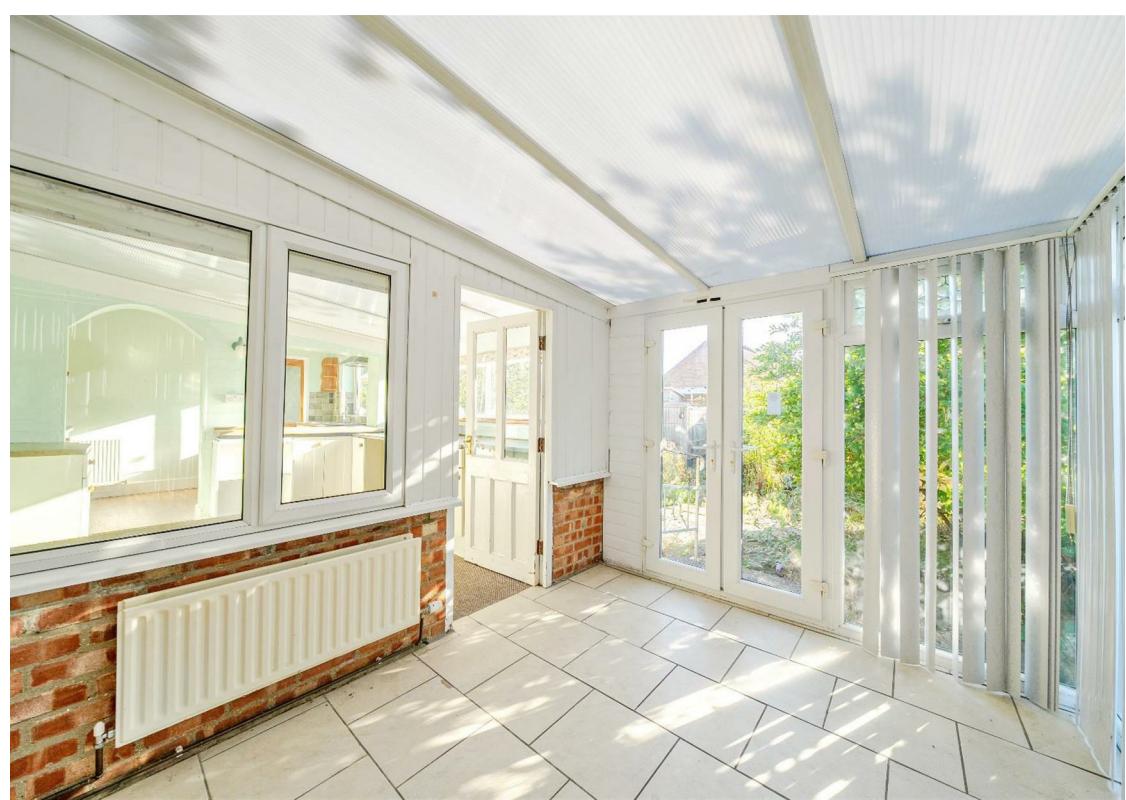
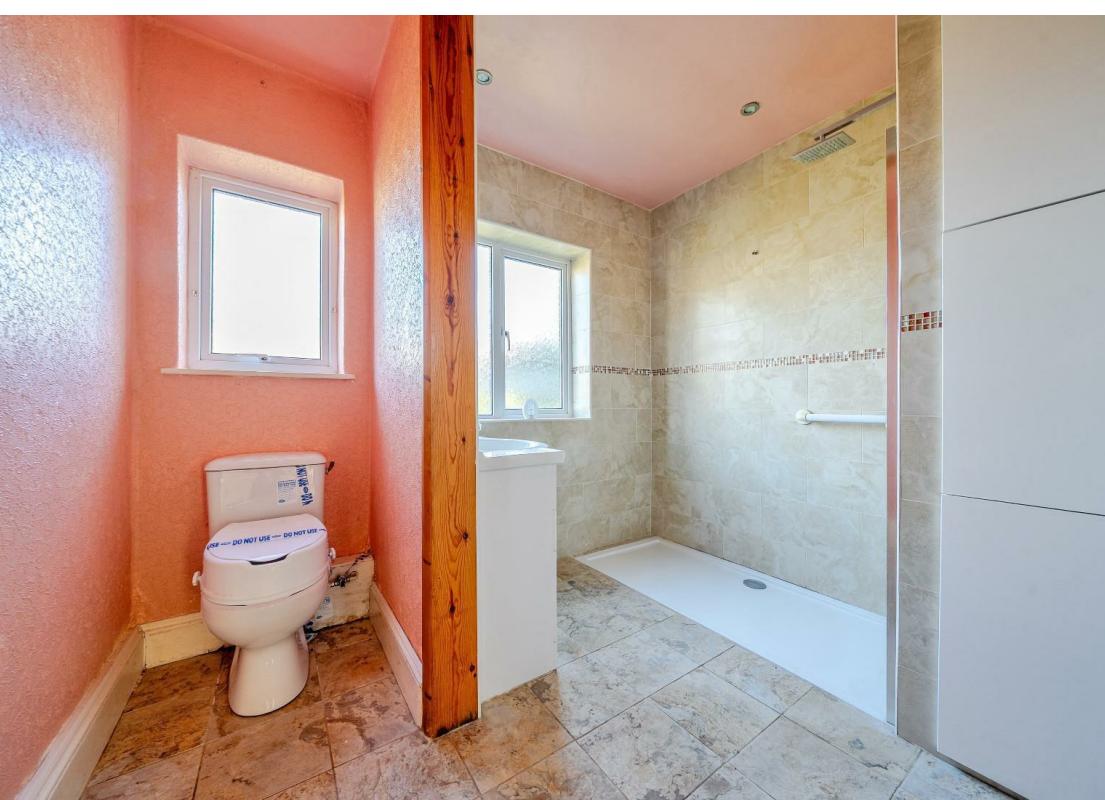
This is a spacious 1078 sq ft three double bedroom, two reception, flexible accommodation, detached bungalow, in need of updating, on a corner plot with secluded gardens (majority fenced, remainder hedgerow, and having a paved patio, wooden workshop and 2 sheds), as well as off road parking that may be extended to tandem parking for 5 cars including caravan, as this property also owns the land to the rear of next door, all in a popular location, to the edge of the well serviced historic market town of Horncastle and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing, PVC soffits and fascias, mains gas central heating with Worcester boiler, external lighting, power and water tap, and is offered freehold.

The property consists of recessed front door porch, 90 sq ft entrance hall, 170 sq ft dual aspect lounge (with feature marble fireplace having inset coal effect gas fire), UPVC double glazed conservatory (with wall light, radiator, power & French doors to garden), kitchen (includes one & half bowl stainless steel sink and slot in Hotpoint cooker having 4 gas rings, double oven, LCD display and glazed splashback lid) that is open plan to the dual aspect dining room (with 2 wall lights and polycarbonate roof), and there is a dual aspect boiler storage room.

There is also the shower wet room (with majority walls fully tiled, walk in open shower having monsoon & flexible shower heads, hand basin in vanity with 3 cupboards & 2 drawers, shaver point and built in full height shelved cupboard), and the three double bedrooms (including dual aspect and built in double & triple wardrobes).



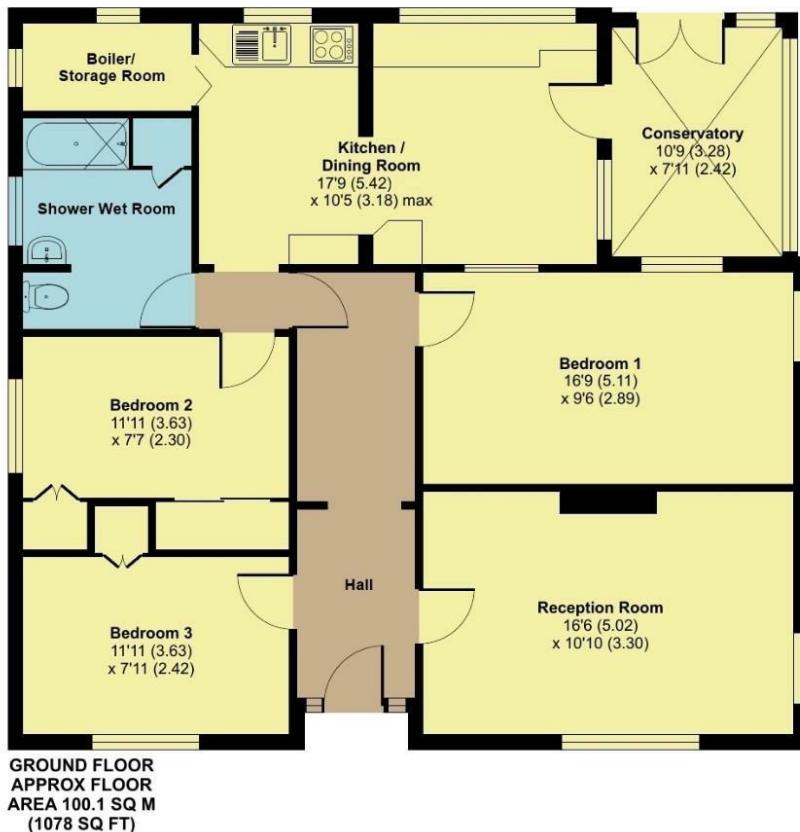


Prospect Street, Horncastle, LN9



Approximate Area = 1078 sq ft / 100.1 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 100.1 SQ M
(1078 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntcocom 2025. Produced for Hunters Property Group. REF: 1350793

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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