

NEWTON FALLOWELL

101 Tennyson Gardens, Horncastle - LN9 6DF

£170,000

101 Tennyson Gardens

Horncastle

Offered for sale with NO CHAIN, this semi-detached home enjoys a convenient location close to Horncastle town centre and within easy walking distance of the local secondary school. The accommodation comprises an entrance hall, spacious lounge, kitchen, conservatory and bathroom to the ground floor, with three bedrooms and a separate WC to the first floor. Outside, the property benefits from off-road parking to the front and an enclosed rear garden, together with gas central heating and double glazing.

Steeped in history and nestled on the edge of the Lincolnshire Wolds, Horncastle is one of Lincolnshire's most sought-after market towns. Famed for its antique and vintage shops, bustling market, independent retailers and welcoming cafés, the town also provides excellent schools, supermarkets, healthcare facilities and a wide range of leisure amenities, combining market town charm with modern convenience.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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ACCOMMODATION
Part glazed side entrance door through to the:

ENTRANCE HALL
Having window to side elevation, radiator, vinyl flooring and staircase rising to first floor.

LOUNGE
16' 10" x 9' 9" (5.14m x 2.97m)
Having two windows to front elevation, radiator and understairs storage cupboard.

KITCHEN
12' 11" x 10' 2" (3.93m x 3.11m)
Having window to rear elevation overlooking the conservatory, radiator, tiled floor, built-in cupboard and pantry off with window to rear elevation. Fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under & slimline dishwasher under. Further work surface with space for cooker, cupboards & drawers under, cupboards & stainless steel extractor over. Work surface return with cupboards under, cupboards over. Part glazed door to the:

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CONSERVATORY
14' 10" x 9' 4" (4.51m x 2.85m)
Of sealed unit double glazed & brick construction with polycarbonate roof. Having french doors to rear garden, radiator, tiled floor and wall mounted gas fired boiler providing for both domestic hot water & heating.

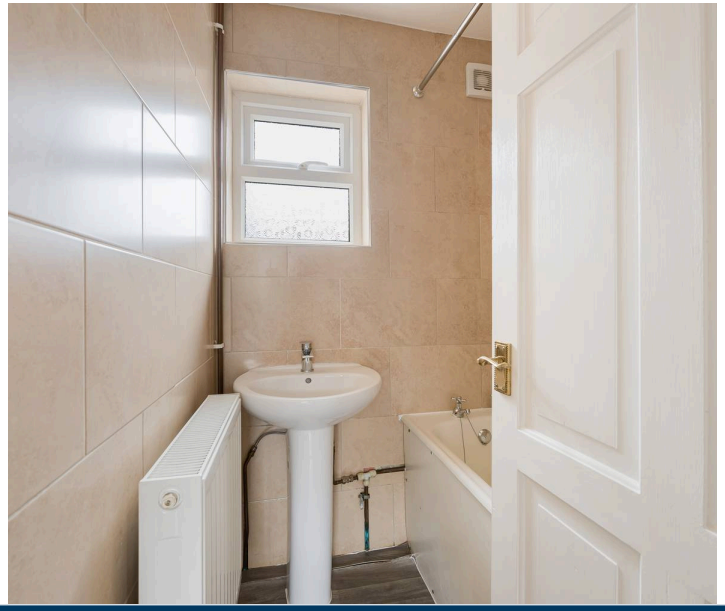
BATHROOM
5' 5" x 4' 11" (1.66m x 1.50m)
Having window to rear elevation, radiator, tiled walls, vinyl flooring, extractor, panelled bath with electric shower fitting over and pedestal hand basin.

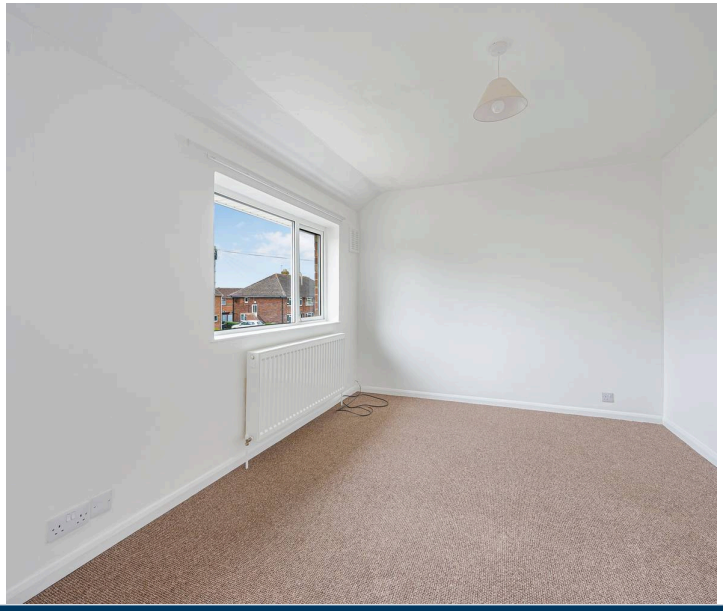
FIRST FLOOR LANDING
Having window to front elevation and access to roof space.

BEDROOM ONE
13' 11" x 9' 9" (4.23m x 2.98m)
Having two windows to front elevation, radiator and built-in wardrobe.

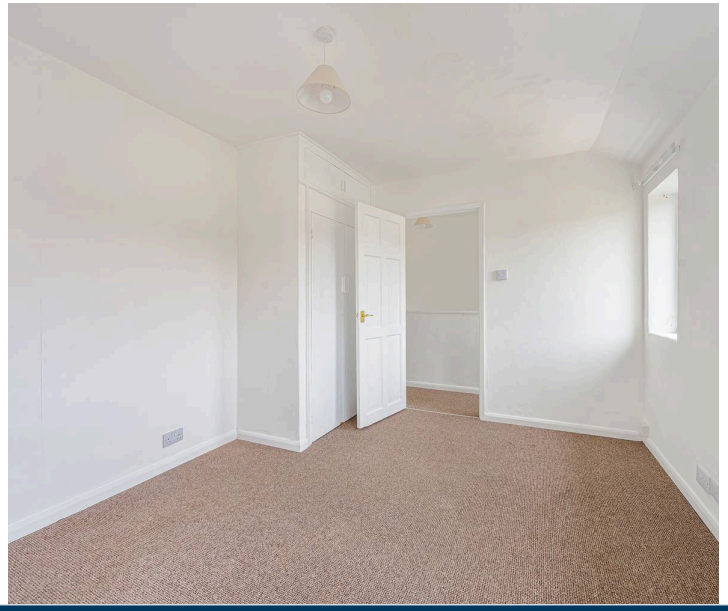
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BEDROOM TWO
10' 3" x 10' 0" (3.12m x 3.04m)
Having window to rear elevation and radiator.

BEDROOM THREE
9' 11" x 6' 11" (3.02m x 2.11m)
Having window to rear elevation and radiator.

WC
Having window to side elevation and close coupled WC.

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EXTERIOR
The front of the property is gravelled for ease of maintenance. A driveway provides off-road parking and extends down the side of the property where there is gated access to the:

REAR GARDEN
Being enclosed and having a paved patio, garden shed and large lawned garden beyond.

SERVICES
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A. We are advised that the property had a new roof in January 2024 and a new fuse board in July 2025.

LIFETIME LEGAL
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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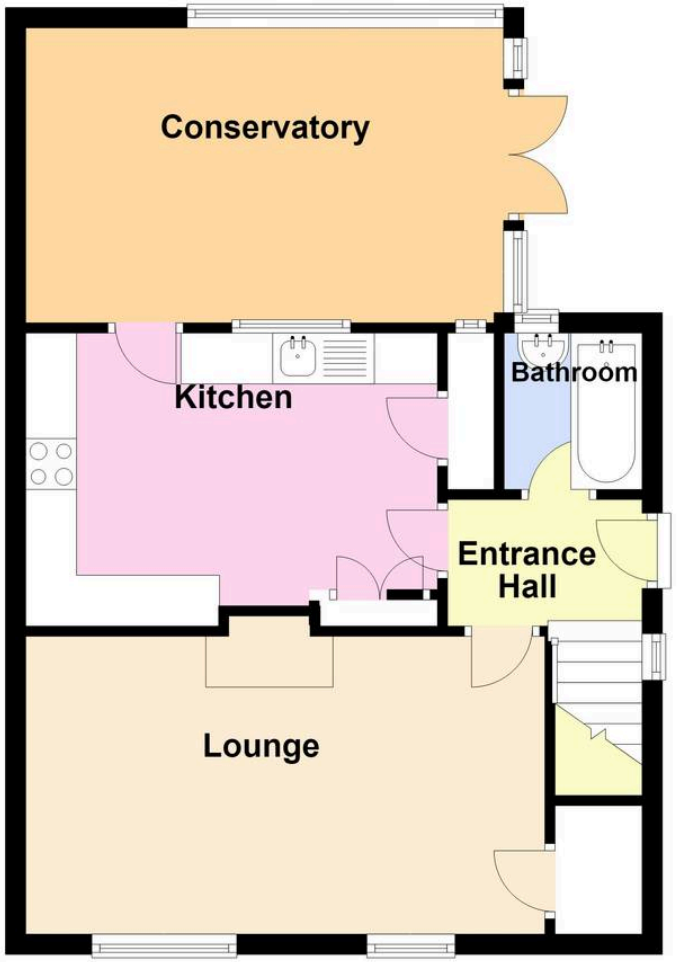






Ground Floor

Approx. 49.9 sq. metres (537.4 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



Total area: approx. 85.8 sq. metres (923.0 sq. feet)

Newton Fallowell Estate Agents

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