



Cowling Close, , Horncastle, LN9 6QY

- VERY well presented THREE bedroom house with TWO ALLOCATED PARKING spaces, built NEW 2016 with 10 YEAR NHBC warranty, a terrace of only 3 properties
- VERY GOOD '78' ENERGY efficiency RATING, UPVC double glazed including external doors, GAS CENTRAL HEATING with annually serviced boiler, ONLY council tax band 'B'
- Built in APPLIANCES: electric double oven, fan assisted & LCD, ceramic hob, dishwasher, and space/plumbing for fridge freezer and washing machine
- SPACIOUS hall having understairs display/storage space, LANDING with built in cupboard, and BUILT IN wardrobes to 2 of the bedrooms
- WEST FACING fully fenced SECLUDED rear GARDEN laid to lawn having borders of plants & shrubs, full width paved PATIO, pedestrian rear gate, external lighting and water tap
- 159 sq ft LOUNGE and 170 sq ft MODERN fitted KITCHEN DINER incl soft closure, full height pantry unit, stainless steel canopy hood extractor, ceramic tiled floor, door to garden
- MODERN BATHROOM incl offset bath with separate SHOWER & shower screen over the bath, downstairs MODERN W.C incl hand basin in VANITY unit with soft close double cupboard
- DESIRABLE cul-de-sac LOCATION in WELL SERVICED historic MARKET TOWN

Price £180,000



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DESCRIPTION

Very well presented 3 bedroom house, in a terrace of only 3 properties, built new 2016 with a ten year NHBC (National House Building Council) warranty by reputable local builders Bell and Shinn, as well as having two allocated parking spaces to the front and west facing fully fenced secluded rear garden and patio, all in a desirable residential cul-de-sac road of the well serviced historic market town of Horncastle.

The property also benefits from very good '78' energy efficiency rating, UPVC double glazing including external doors, mains gas central heating including annually serviced boiler, security alarm system, built in wardrobes to 2 of the 3 bedrooms, stone style window sills, low maintenance corbelled brick work in lieu of soffits and fascias, feature knee high ribbon brick work to the front, external lighting and water tap, and is only a council tax band 'B' currently £1,729.47 gross pa.

The property consists of entrance hall (with generous under stairs open plan storage), 159 sq ft lounge, 170 sq ft modern fitted kitchen diner (incl soft closure, full height pantry unit, stainless steel canopy hood extractor, built in electric double oven, fan assisted & LCD, ceramic hob, and dishwasher, space/plumbing for fridge freezer and washing machine, ceramic tiled floor, and door to rear garden), downstairs modern W.C. (including hand basin in vanity unit with soft close double cupboard), landing (with built in cupboard), modern bathroom (including offset bath with separate shower & shower screen over the bath), master bedroom, bedroom 2 (with built in full height quadruple wardrobe/cupboard including with drawers) and bedroom 3 (with built in bulkhead wardrobe).

Outside there is front low maintenance gravelling, sandstone style paving, front porch with light, two allocated parking spaces, rear pedestrian gate to the west facing fully fenced secluded rear garden, laid to lawn having borders of plants & shrubs, and a full width paved patio.



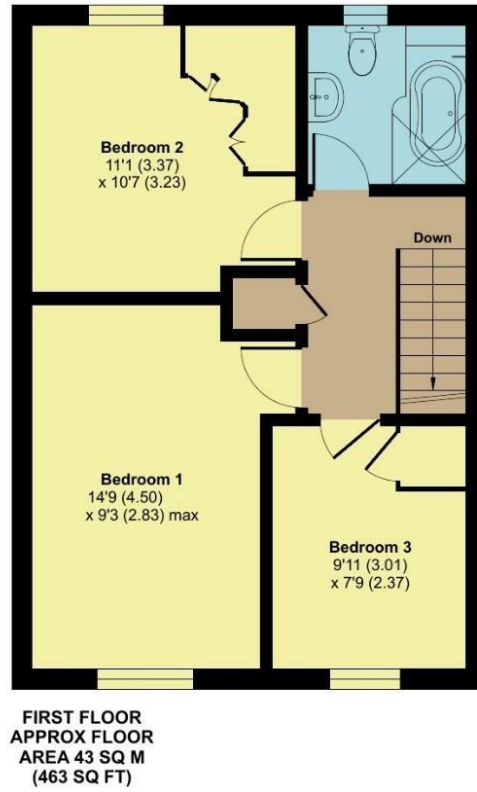
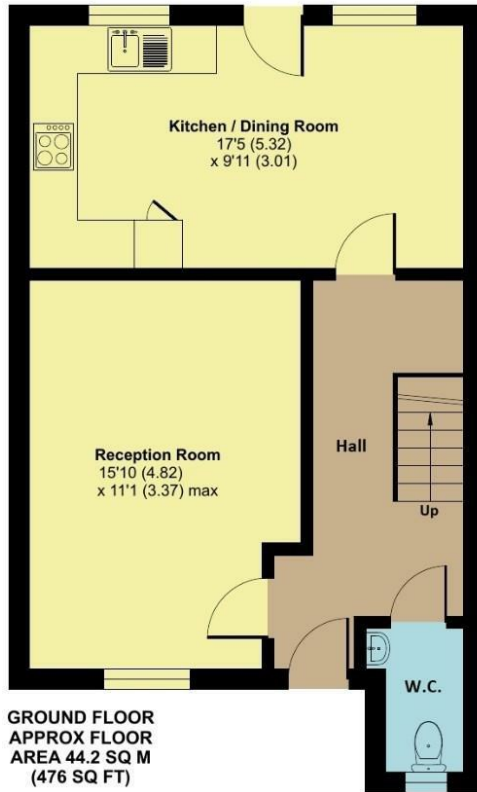




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Approximate Area = 939 sq ft / 87.2 sq m

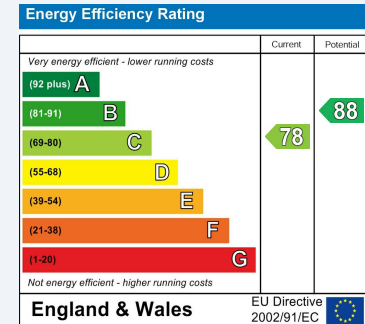
For identification only - Not to scale



Bathroom with separate Shower over the bath

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.

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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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1358977



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