

47 Thornton Crescent

Horncastle, LN9 6JP

Book a Viewing!

£240,000

A well presented Two Bedroom Detached Bungalow, conveniently situated within the popular market town of Horncastle. Offering comfortable, single storey accommodation and manageable outside space, the property is ideally suited to those looking to be within easy reach of the town and its everyday amenities. Available with No Onward Chain, the bungalow offers a practical layout comprising an entrance hallway, fitted kitchen, spacious living room, separate utility room, two well proportioned bedrooms, a separate WC and a family bathroom. Both bedrooms benefit from built-in wardrobe storage, while the utility room provides useful additional space for laundry and household storage. Externally, the property enjoys a low maintenance front garden, a concrete driveway providing off-road parking for multiple vehicles and a detached garage with power and lighting. To the rear is a well maintained lawned garden with established flowerbeds and pathways, offering a pleasant outdoor space without being overly demanding to maintain. Combining detached bungalow accommodation, useful storage, a garage and convenient parking, this is an appealing opportunity for a range of purchasers, including those looking to downsize. Viewing is highly recommended.





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LOCATION
The property enjoys a convenient position within the popular market town of Horncastle, offering an excellent balance of town and country living. The town centre is within easy reach, providing a wide selection of independent shops, cafés, tearooms, restaurants, pubs and everyday amenities, alongside local markets and a strong community feel. Families are also well served, with the highly regarded Queen Elizabeth's Grammar School located within the town.

Known as the Gateway to the Lincolnshire Wolds, Horncastle is surrounded by beautiful countryside and offers excellent opportunities for walking and outdoor pursuits. The town also provides convenient road links to Lincoln and the east Lincolnshire coast, making it an appealing location for families, commuters and those seeking a quieter market-town lifestyle while retaining easy access to wider amenities.

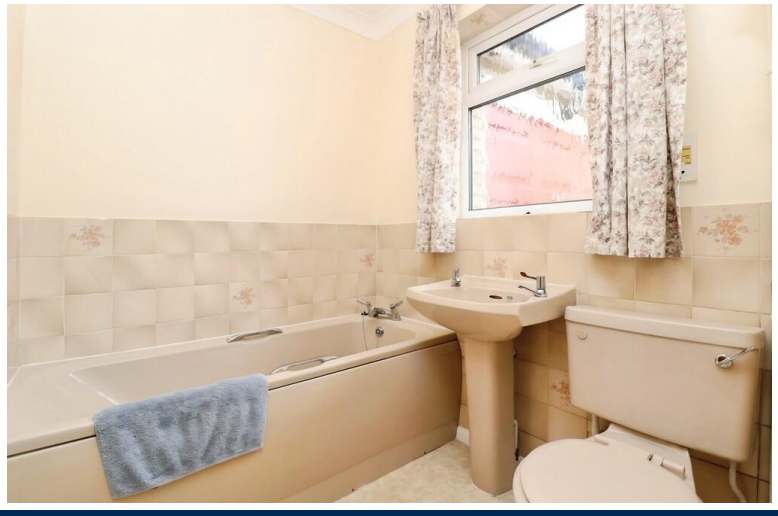
ACCOMMODATION

HALLWAY
With radiator, composite external entrance door to the side elevation, two useful storage cupboards, doors lead to the accommodation and access to the roof void.









KITCHEN/DINER
12' 11" x 8' 11" (3.94m x 2.72m) With vinyl flooring, radiator and UPVC double glazed windows to the front and side elevations, fitted with a range of wall and base units with work surfaces and tiled splashbacks, integrated appliances, stainless steel sink and drainer, electric hob with extractor over and electric double oven.

LIVING ROOM
14' 11" x 12' (4.55m x 3.66m) With radiator and UPVC double glazed window to the front elevation.

WC
4' 5" x 5' 10" (1.35m x 1.78m) With vinyl flooring, radiator, low level WC, wash hand basin with integrated storage beneath and UPVC double glazed frosted window to the side elevation.

UTILITY ROOM
8' 2" x 7' 9" (2.49m x 2.36m) With vinyl flooring, a UPVC double glazed window and composite external door to the side elevation, fitted with base units, work surfaces, tiled splashbacks and an integrated stainless steel sink with drainer, space and plumbing for a washing machine, space for a tumble dryer and storage cupboards housing the boiler.

BEDROOM 1
12' 1" x 10' 11" (3.68m x 3.33m) With radiator, UPVC double glazed window to the rear elevation and built-in triple wardrobe

BEDROOM 2
12' 1" x 9' 11" (3.68m x 3.02m) With radiator, UPVC double glazed windows to the rear elevation and built-in double wardrobe.

BATHROOM
6' 7" x 9' (2.01m x 2.74m) Fitted with vinyl flooring, radiator, low level WC, wash hand basin, integrated bath with dual taps, separate shower cubicle with tiled surrounds and UPVC double glazed frosted window to the side elevation.

GARAGE
18' 5" x 9' 7" (5.61m x 2.92m) With an up-and-over door, external side access door, UPVC double glazed frosted window to the rear elevation, power and lighting.

OUTSIDE FRONT
The property is approached via a low maintenance pebbled front garden, complemented by flowerbeds and mature shrubs. A concrete driveway provides off-road parking for multiple vehicles, with access to the main entrance and detached garage. There is access to the rear garden via pathways to both sides of the bungalow.

OUTSIDE REAR
The rear garden is well maintained and features a lawned area, established flowerbeds and a concrete pathway surrounding the garden. Side access is available on both sides of the property and further access to the detached garage from the rear.







KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C (East Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
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https://www.mundys.net/referrals/

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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