



## 1 CLEVELEYS COTTAGE MAIN ROAD HORNCastle, LN9 5RB

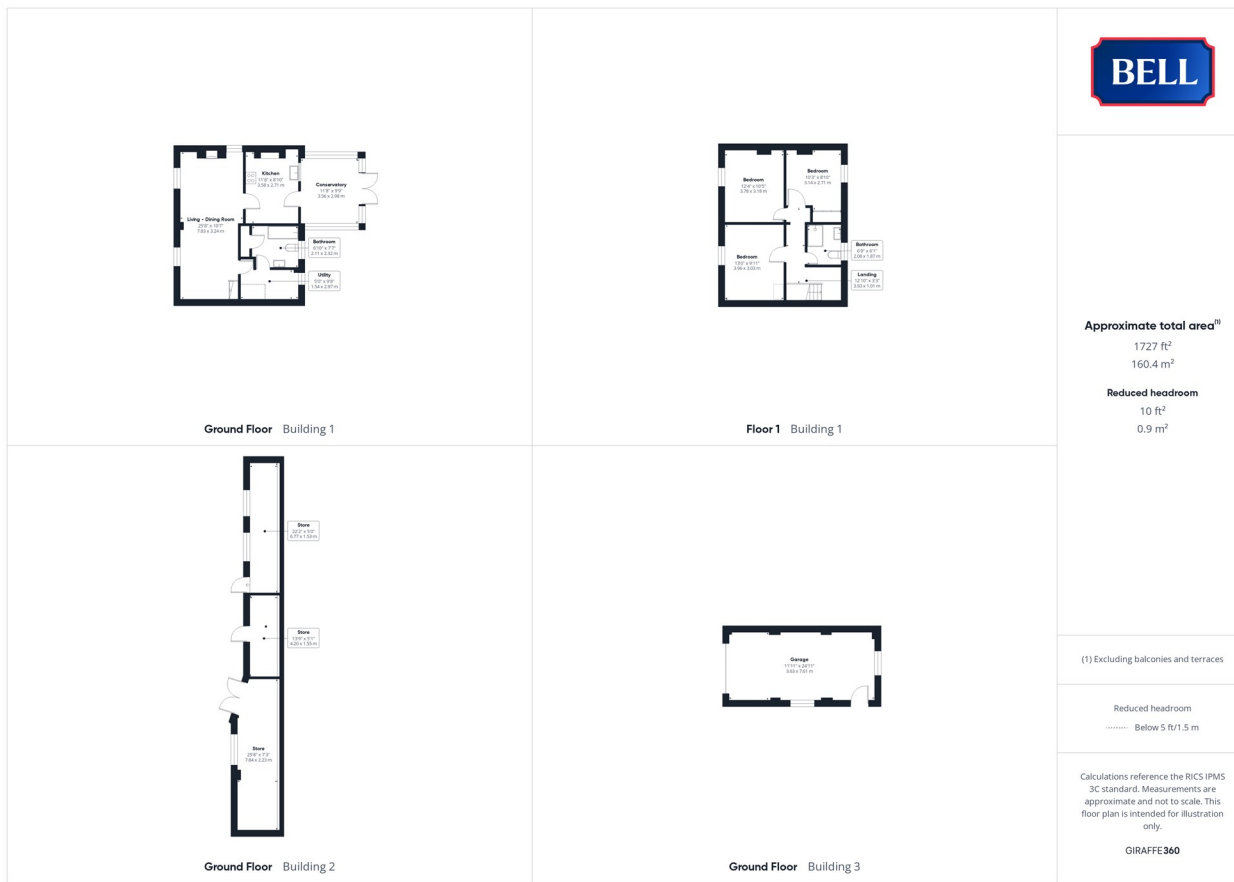
**£275,000**  
**FREEHOLD**

1 Cleveley's Cottage is a spacious, semi-detached, three-bedroom family home occupying a South-facing plot with a generous lawned garden; garaging, parking and outside stores. With versatile spaces throughout, the property provides a long, open-style living-dining room, kitchen, utility, bathroom and conservatory to the ground floor with three bedrooms and further shower room to the first.

Thimbleby is an attractive village, within two miles of the Georgian market town of Horncastle: home to an excellent range of local amenities including supermarkets, post office, leisure facilities, doctor's surgery and primary, secondary and grammar schools.

The property is offered to market with NO ONWARD CHAIN!

**BELL**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: E Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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