



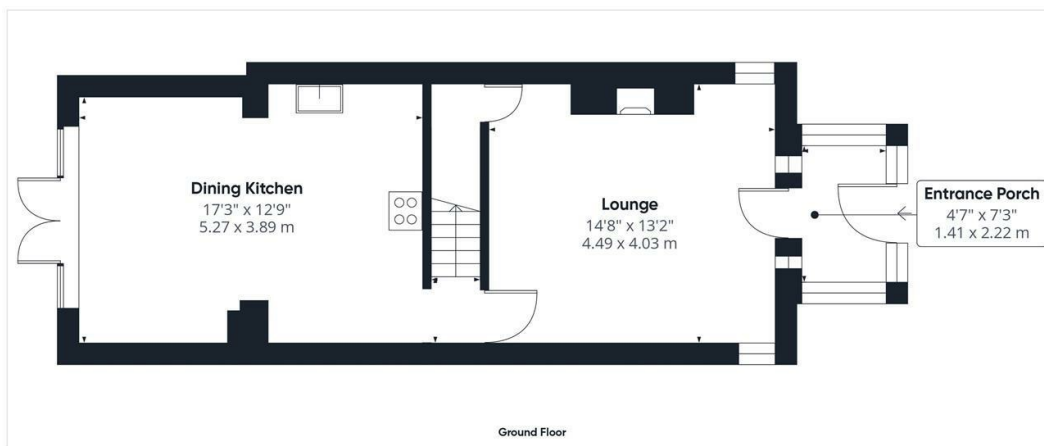
2 DEERS COTTAGES, HORNCastle, LN9 5RH

£182,500
FREEHOLD

2 Deers Cottage is a modernised, fully updated two-bedroom property, with new kitchen and bathroom and an air source heating system. With the master bedroom enjoying beautiful rural views to the front, the property is offered for sale alongside a single garage and parking (see plan for details).

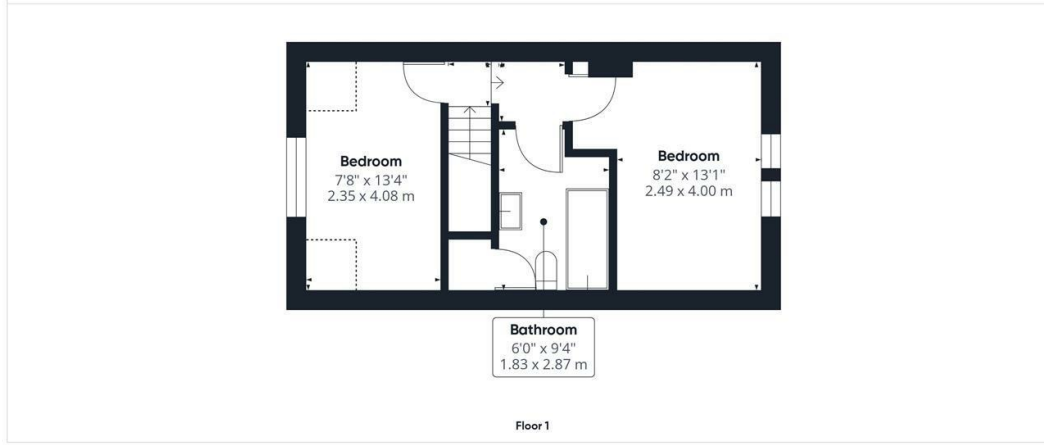
The property is situated to the periphery of the village of Thimbleby, approximately two miles West of the Georgian market town of Horncastle with a good range of social, retail and educational facilities.

BELL



Approximate total area[®]
791 ft²
73.5 m²

Reduced headroom
16 ft²
1.5 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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

EPC Rating: **Council Tax Band:** A

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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