



The Rowans, Boston Road
Horncastle, Lincolnshire, LN9 6HU

£465,000

4 Bedroom Detached House

- Freehold
- Very spacious four-bedroom detached home extending to approximately 2,088sqft
- Exceptional 0.616acre plot with extensive private gardens
- South-west-facing rear garden with full-width decking and block-paved courtyard
- Two substantial reception rooms plus modern kitchen diner
- 150sqft utility room with extensive storage and appliance space
- Four genuine double bedrooms, three with fitted wardrobes
- 971sqft Detached garage/workshop with inspection pit
- Extensive parking & further garage. Ample space for motorhome etc
- EPC Rating - D, Council Tax Band - F

[Click here to access the Energy Performance Certificate for The Rowans, Boston Road, Horncastle, Lincolnshire, LN9 6HU](#)



Overview

Occupying an exceptionally generous xx acre plot (subject to survey) on the edge of the historic market town of Horncastle, this impressive four-bedroom detached family home offers a rare combination of substantial accommodation, outstanding outdoor space and exceptional parking and garaging.

Set at the end of a quiet lane serving just two properties, the house enjoys an enviable degree of privacy whilst remaining ideally positioned for the excellent range of amenities available within Horncastle. The property extends to approximately 2,088sqft, providing beautifully proportioned accommodation that is particularly well suited to family life and entertaining.



The ground floor is approached via a generous entrance hall and provides two excellent reception rooms. The principal lounge is a particularly attractive space, enjoying dual-aspect windows, Oak flooring and a feature fireplace, whilst the impressive second reception room provides further flexibility as a family/dining/games room or home office.

The modern dual-aspect kitchen diner provides a superb everyday living space, with a good range of fitted units and integrated appliances. A truly exceptional feature is the 150sqft utility room, offering an abundance of storage, fitted units, sink and plumbing for multiple appliances — a level of practical space rarely encountered in a modern family home.

Upstairs, there are four double bedrooms, three with built-in wardrobes and two enjoying dual aspects. The principal bedroom benefits from a modern en-suite, whilst the family bathroom has also been thoughtfully fitted and finished with contemporary marble/quartz-effect waterproof walling. A separate downstairs WC adds further convenience.



Outside is where this property really sets itself apart. The south-west-facing rear garden is both extensive and private, with a full-width decked area providing an excellent space for outdoor entertaining, together with lawns, established planting and a charming period-style lamp post. A block-paved courtyard adds further outdoor space and practicality.

For those requiring parking, storage or workshop facilities, the property is particularly impressive. There is a detached 971sqft garage/workshop with INSPECTION PIT and a separate single garage, both benefiting from power and lighting, with the double garage also incorporating a vehicle pit. The extensive driveway provides parking for approximately nine vehicles, with sufficient space for a caravan if required.



With a replaced Worcester boiler, uPVC double glazing and generous gardens and grounds, this is a property offering space and flexibility rarely available so close to the amenities of a thriving market town.







Boston Road, Horncastle, LN9

Approximate Area = 2088 sq ft / 193.9 sq m

Garage = 971 sq ft / 90.2 sq m

Total = 3059 sq ft / 284.1 sq m

For identification only - Not to scale





Location



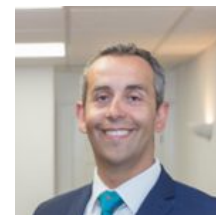
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