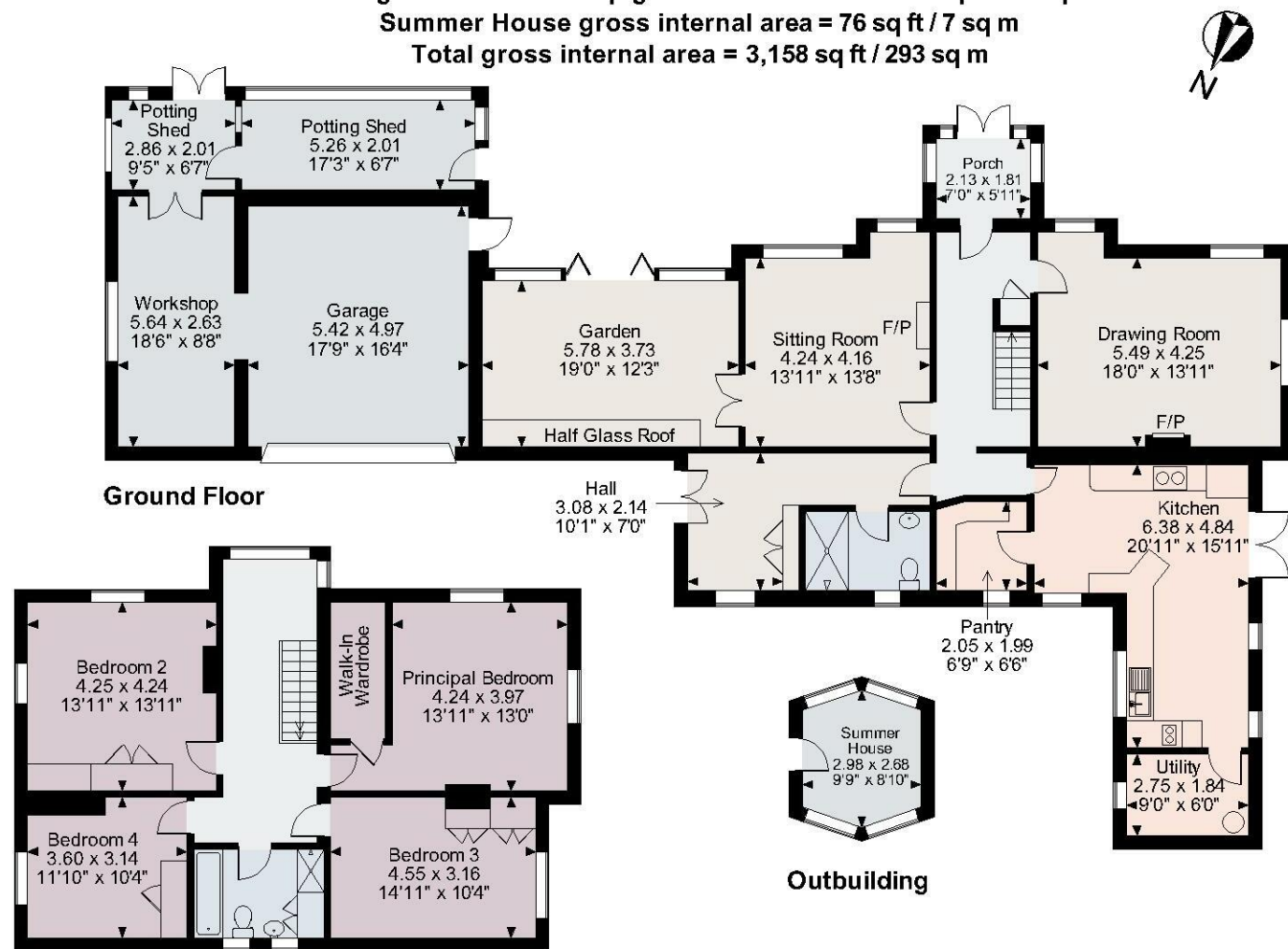


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

High Street, Horbling, Sleaford
Main House gross internal area = 2,451 sq ft / 228 sq m
Garage gross internal area = 290 sq ft / 27 sq m
Potting Shed & Workshop gross internal area = 341 sq ft / 32 sq m
Summer House gross internal area = 76 sq ft / 7 sq m
Total gross internal area = 3,158 sq ft / 293 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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13 High Street, Horbling, Sleaford, Lincolnshire, NG34 0PE

£675,000 Freehold

This impressive four-bedroom detached family home is set within approximately 0.68 acres of beautifully maintained walled gardens, offering a private and peaceful outdoor space. The property features three generous reception rooms, each with high ceilings and characterful fireplaces, creating a bright and welcoming atmosphere throughout. The kitchen/breakfast room provides a functional space with scope for modernisation, making it an ideal opportunity to tailor the heart of the home to suit individual tastes. A graceful staircase leads to the first floor, where four spacious double bedrooms benefit from ample natural light. The family bathroom completes the upper level. Externally, the property offers a block-paved driveway with ample off-road parking, leading to a double garage with an attached workshop. Subject to planning permission, this space presents potential for conversion into an annex, ideal for extended family or guest accommodation. Situated in the sought-after village of Horbling, the home is well positioned for access to nearby market towns, including Bourne (10 miles), Sleaford (9 miles), and Grantham (15 miles), the latter offering mainline train services. Combining village charm with excellent transport links, this property is a fantastic opportunity for those seeking space, character, and future potential.

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ACCOMMODATION

Entrance Hall - With wood effect flooring, upvc double glazed window to the side, built in cloaks cupboard, radiator with cover. under stairs storage, access to porch with doors onto the garden and stairs leading to the first floor.

Shower Room - With shower cubicle, low level wc, wash hand basin, tiled flooring, heated towel rail and frosted window.

Drawing Room - 18' x 13'11" (5.49m x 4.24m) With attractive feature fireplace, oak flooring, two upvc double glazed windows to the side and further window to the rear, two radiators with covers and coved ceiling.

Sitting Room - 13'11" x 13'8" (4.24m x 4.17m) With oak flooring, attractive feature fireplace, two upvc double glazed windows to the side, picture rail, coved ceiling and french doors leading to:

Garden Room - 19' x 12'3" (5.8m x 3.73m) With half glass pitched roof, french doors onto the garden and tiled flooring.

Kitchen/Breakfast Room - 20'11" x 15'11" (6.38m x 4.85m) With fitted units comprising, sink with cupboard below, excellent range of wall and base units incorporating breakfast bar, oil fired AGA, built in hob, integrated fridge, space and plumbing for washing machine, walk in pantry, tiled flooring, french doors and windows overlooking the garden and door leading to:



Utility Room - 9' x 6' (2.74m x 1.83m) With space and plumbing for washing machine and tumble dryer, oil boiler supplying hot water and central heating, tiled flooring and window.

Firs Floor Landing - With oak flooring, upvc double glazed window, radiator with cover and coved ceiling.

Master Bedroom - 13'11" x 13' (4.24m x 3.96m) With oak flooring, upvc double glazed window, coved ceiling, radiator and walk in wardrobe.

Bedroom Two - 13'11" x 13'11" (4.24m x 4.24m) With built in wardrobes, radiator and upvc double glazed windows.

Bedroom Three - 14'11" x 10'4" (4.55m x 3.15m) With built in wardrobes, radiator and upvc double glazed window.

Bedroom Four - 11'10" x 10'4" (3.6m x 3.15m) With upvc double glazed window, radiator and upvc double glazed window.

Family Bathroom - Modern fitted suite comprising, tiled panelled bath with shower attachment, separate shower cubicle, low level wc, wash hand basin with cupboard below, tiled flooring, part tiled walls, heated towel rail and two upvc double glazed frosted windows.

Outside - The large garage connects to a workshop and potting shed, which, subject to planning permission, could offer annex potential.

The gardens are mainly lawn with mature trees, box hedging, and large shrubs. The west-facing patio, off the kitchen, is perfect for outdoor dining and enjoys sun throughout the day and evening.

The garden features a striking London Plane Tree and is well-stocked with perennials. A summer house offers space for entertaining or extra storage, located near the village's nature well, just beyond the garden boundary.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

