



Grangeholme, Bowl Alley Lane, Horncastle, LN9 5EQ



Book a Viewing!

£535,000

Grangeholme is an imposing Victorian redbrick semi-detached home, dating back to 1867, set in the heart of the Market Town of Horncastle. This is a rare opportunity to purchase a property of this type within the centre of Horncastle and sits within established grounds extending to approx. half an acre (STS). The property is tucked away behind mature trees with a sweeping gravelled driveway with gardens to either side and leading to an impressive entrance. Inside you'll find high ceilings and numerous original features including picture rails, ornate coving and high skirting boards throughout. The ground floor offers a Vestibule, Entrance Hallway, Lounge, Dining Room, Family Room, beautifully presented Kitchen and a Breakfast Room featuring vaulted ceilings with Velux windows. Additionally, there is a Utility Room, Study/Studio and a Cellar. The current owners have tastefully updated the house and it now includes a high quality modern fitted Kitchen with granite worktops and a range of integrated appliances. A beautiful feature staircase leads from the Hallway to a Half Landing and Reading Room, continuing up to three Bedrooms, En-suite Bathroom to the Main Bedroom and an additional Family Bathroom. Externally the property boasts delightful gardens and a substantial Outbuilding which includes a Tandem length Garage, Workshop and Lean-to Glasshouse. There are further private rear gardens with a patio area to the rear of the property which continues to a lawned area which was previously used as vegetable patches. The property is well-located within the centre of the well served Market Town of Horncastle on the edge of the Lincolnshire Wolds offering excellent access into Lincoln and the Lincolnshire Coastline, whilst also being within a short walk of local range of shops and facilities, the primary school, Banovallum School and the Queen Elizabeth's Grammar School. Viewing of the property is essential to appreciate this superb period property and the plot on which it sits.



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SERVICES

All mains services available. Gas central heating. Ground water harvesting via an automated pump system.

EPC RATING – E.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Horncastle sits at the heart of Lincolnshire, halfway between the Cathedral City of Lincoln and the county's famous sandy beaches. Known as the 'gateway to the Lincolnshire Wolds', Horncastle is surrounded by countryside and is on the edge of the Lincolnshire Wolds, recognised for its outstanding natural beauty. The town has a wide variety of facilities you would expect in a market town including a host of shops, supermarkets, doctors, vets, dentist, pharmacy, butchers, bakery's, banks, hairdressers/barbers, takeaways, fish & chips, Costa Coffee and variety of places to eat with a selection of restaurants, tea rooms & cafes, pubs & bars.



There is a wide variety of smaller shops and boutiques as well as the town being known for its Antique shops. Furthermore, there is a leisure complex with a swimming pool & gym, cricket club and football club. There is also a nursery, primary schooling, grammar school and an academy secondary school. The town is located approx 25 miles from Lincoln with Train Links to London and also approx 22 miles from the coast. The popular resort village of Woodhall Spa is also a short drive away (approx 6 miles).

ACCOMMODATION

VESTIBULE

6' 7" x 4' 9" (2.01m x 1.45m), with external door with two windows and access into entrance hall.

ENTRANCE HALL

With stairs to the first floor, stairs to the cellar and access into the dining room, lounge, family room and kitchen.

LOUNGE

16' 4" x 15' 3" (4.98m x 4.65m), with UPVC double glazed window, fire surround and hearth with open fire and two radiators.

DINING ROOM

15' 4" x 15' 0" (4.67m x 4.57m), with UPVC double glazed window, UPVC double glazed bay window, fire surround and hearth with open fire and two radiators.

FAMILY ROOM

9' 9" x 8' 1" (2.97m x 2.46m), with UPVC double glazed window and radiator.



KITCHEN

15' 3" x 12' 3" (4.65m x 3.73m), with part solid wood flooring and part tiled flooring, fitted with a range of wall, base units and drawers with granite work surfaces over, pantry unit, integral double oven, five ring gas hob with extractor fan over, composite 1½ bowl sink unit and drainer, central island with a further range of base units and integrated dishwasher, radiator and opening into the breakfast area.

BREAKFAST AREA

10' 3" x 5' 7" (3.12m x 1.7m), with UPVC double glazed window, three Velux windows, solid wood flooring and radiator.



UTILITY ROOM

9' 7" x 7' 3" (2.92m x 2.21m), with external door, laminate flooring, base unit with work surface over, stainless steel sink unit and drainer, gas fired central heating boiler, plumbing and space for washing machine and space for freezer.

STUDY / STUDIO

11' 6" x 7' 3" (3.51m x 2.21m), with UPVC double glazed window, laminate flooring and radiator.

CELLAR

16' 11" x 7' 3" (5.16m x 2.21m)

FIRST FLOOR LANDING

With access to three bedrooms, bathroom and reading room.





READING ROOM

7' 3" x 6' 4" (2.21m x 1.93 m), with two UPVC double glazed windows and fitted shelving.

BEDROOM 1

15' 4" x 13' 0" (4.67m x 3.96m), with UPVC double glazed window, fitted wardrobes and radiator.

EN-SUITE

8' 4" x 6' 7" (2.54m x 2.01 m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, freestanding bath, partly tiled walls and radiator.

BEDROOM 2

16' 7" x 13' 0" (5.05m x 3.96m), with UPVC double glazed windows, built-in wardrobes and radiator.



BEDROOM 3

15' 3" x 12' 8" (4.65m x 3.86m), with two UPVC double glazed windows, built-in wardrobes and radiator.

BATHROOM

10' 3" x 8' 7" (3.12m x 2.62 m), with UPVC double glazed windows, vinyl flooring, low level WC, wash hand basin, bath, shower cubicle, partly tiled walls and radiator.

OUTSIDE

The property is approached via a sweeping gravelled driveway and gardens to both sides with a wide variety of mature plants, shrubs and trees. This leads to a gravelled area providing ample off road parking and giving access to the tandem garage. To the rear of the property there are further lawned gardens with a variety of mature plants, shrubs and trees and a patio seating area which leads to a lawned area (previously used as a vegetable patch).



GARAGE

43' 0" x 12' 0" (13.11m x 3.66m), with sliding door, three windows and a second set of double doors. The garage also opens into a workshop.

WORKSHOP

26' 10" x 10' 0" (8.18m x 3.05m), with external door and two windows.

LEAN-TO GLASS HOUSE

15' 10" x 10' 0" (4.83m x 3.05m)



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Mundys Financial Services who will be able to offer a range of financial services products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01252 56088 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 costs 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.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lesors) for whom they act as Agents given notice that:

1. The details are a general outline of guide only and do not constitute any part of an offer contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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Ground Floor
Approx. 117.2 sq. metres (1261.4 sq. feet)



Main area: Approx. 211.3 sq. metres (2273.9 sq. feet)
Plus garage: approx. 13.1 sq. metres (141 sq. feet)
Plus outbuildings: approx. 14.8 sq. metres (159.1 sq. feet)
Plus cellar: approx. 11.4 sq. metres (122.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.



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