



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 Homcastle. This is a rare opportunity to purchase a property of this type within the centre of Homcastle 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, omate coving and high skirting boards throughout. The ground floor offers a Vestibule, Entrance Hallway, Lounge, Dining Room, Family Room, beautifully presented Ki tchen 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 in tegrated 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 wegetable patches. The property is well-located within the centre of the well serviced Market Town of Homcastle 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.





Grangeholme, Bowl Alley Lane, Horncastle, LN9 5EQ



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.
Further more, 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

 $6'7" \times 4'9"$ (2.01m x 1.45 m), 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

 $16' \ 4" \ x \ 15' \ 3" \ (4.98 \ m \ x \ 4.65 \ m)$, 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

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

KITCHEN

15' 3" x 12' 3" ($4.65 \,\mathrm{m}\,\mathrm{x}$ 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 1% 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 1.7 m), with UPVC double glazed window, three Velux windows, solid wood flooring and radiator.

UTILITY ROOM

 $9'7" \times 7'3"$ (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.

8' 4'' x 6' 7'' (2.54m x 2.01m), 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 " (4.65 m x 3.86 m), with two UPVC double glazed windows, built-in wardrobes and radiator.

BATHROOM

10' 3" x 8' 7" (3.12m x 2.62m), 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

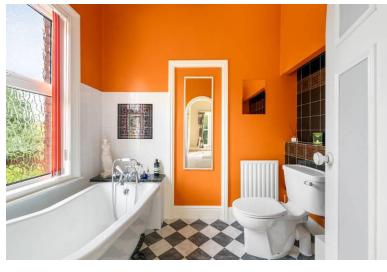
26' 10" x 10' 0" (8.18m x 3.05m), with external door and two windows.

LEAN-TO GLASS HOUSE 15' 10" x 10' 0" (4.83m x 3.05m)

oste shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information lifes. This can be found at murdiscriet

- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by purself on inspection, your own advisoror conveyances, particularlyon tems stated herein as not verified.

ed byRICS. Mundys isthetradingname of MundysProperty Services LLP registered in England NO. OC 35 3705. The Partners are not Partners for the purposes of the ship Art 1890. Registered Office 29 Silver Street, Lincoh. LN2 LAS.

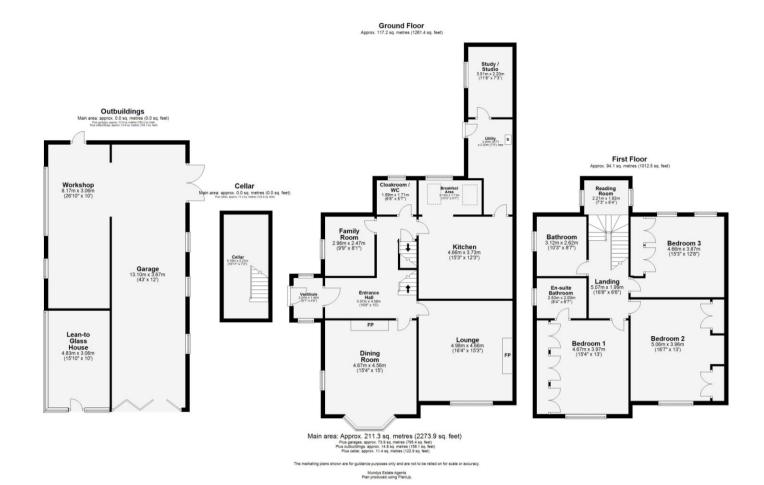














29 – 30 Silver Street Lincoln LN2 1AS 01522 510044 22 Queen Street Market Rasen LN8 3EH 01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.