

### Property Description

Connells are delighted to bring to the market this substantial opportunity for a large executive detached four bedroom house with a detached garage and workshop/store. Located on the edge of the popular market town of Horncastle and within easy walking distance of the town centre, Exceptional transportation links from Grantham, with direct rail services to London King's Cross in just over an hour also access to the A1 and A52.

Great opportunity to purchase a large built out project which will comprise a substantial four bedroom family home of around 4,150 sq.ft in total. Plot 2 forms part of an exclusive and prestigious development of five executive new homes.

The historic town of Horncastle sits near countryside as on the edge of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty. Well known as an antiques town, Horncastle offers the full range of amenities enjoyed by a traditional market town. Horncastle is also a popular market spot. Every 2nd Thursday of the month the regular market is joined by the Farmers' Market Traders. It has a number of excellent restaurants and many thriving independent shops. Primary and Secondary schooling is well catered for including Horncastle Community Primary and Queen Elizabeth Grammar School. Equally Woodhall Spa, around 5 miles away, has a good mix of local amenities, including a plethora of independent shops, Kinema in the Woods and the renowned Woodhall Spa Golf Club.

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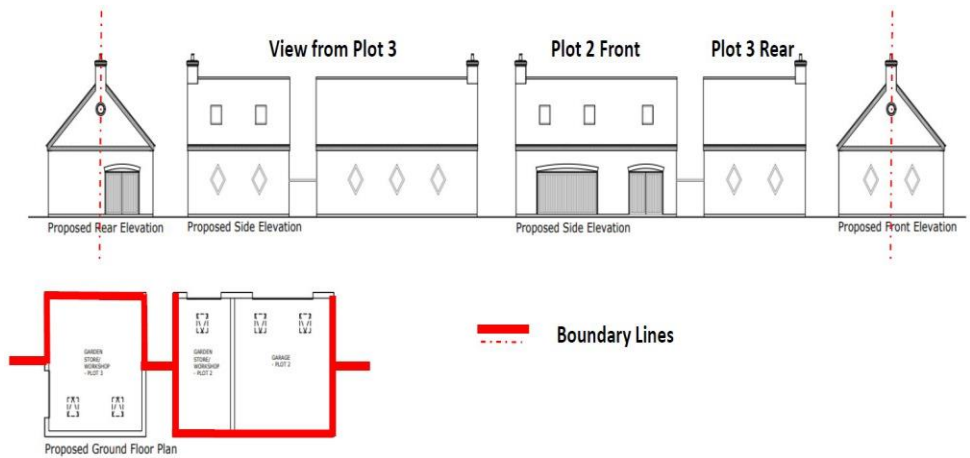
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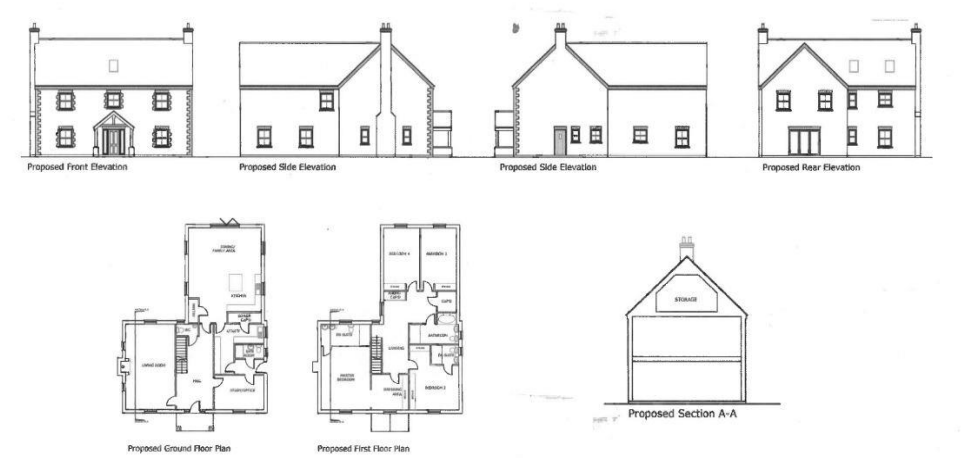




Plot 2 Garage and Workshop Elevations, Layout and Relationship to Plot 3

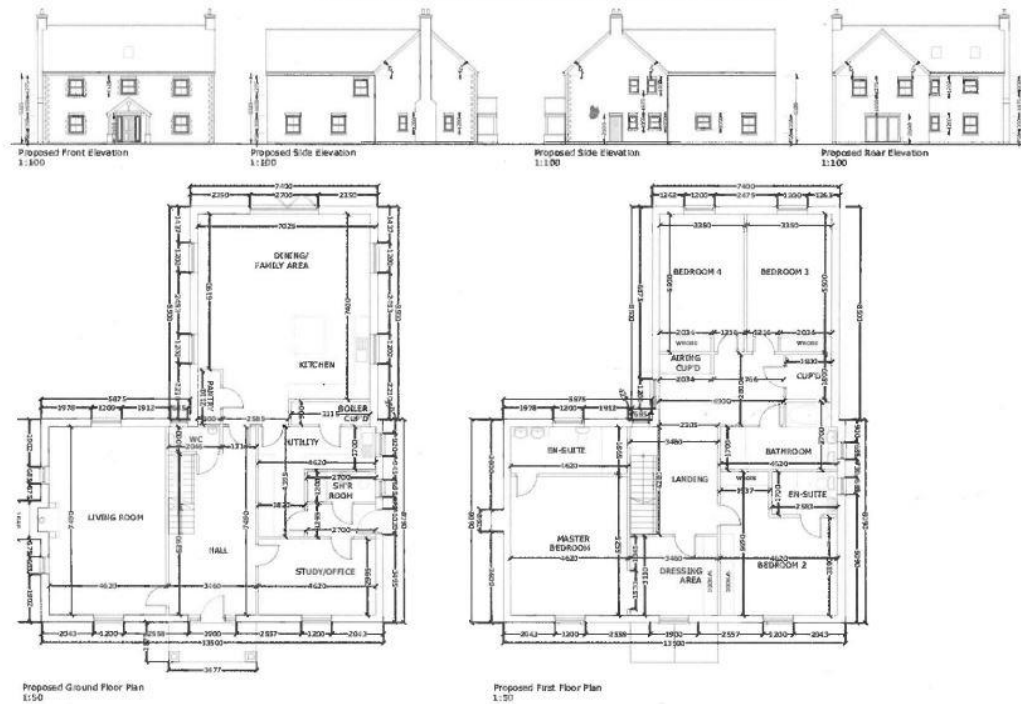


Plot 2 Elevations and Floor Plans





## Plot 2 Elevations and Floor Plans



To view this property please contact Connells on

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watgate  
 GRANTHAM NG31 6PR

EPC Rating:  
 Exempt

**view this property online [connells.co.uk/Property/GRM308987](http://connells.co.uk/Property/GRM308987)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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