



BRITISH  
PROPERTY  
AWARDS

2023



GOLD WINNER

ESTATE AGENT  
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Gold Trusted  
Service Award

2023

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Plot 2 Hardings Lane

Partney, Spilsby, Lincolnshire. PE23 4PZ

MAXHUGO  
ELEGANT HOMES

BELL  
ROBERT BELL & COMPANY



## Particulars & Photographs from this page and onwards relate to **PLOT 1 (The Burrow)**

Robert Bell & Co. are delighted to showcase the next development by prestigious local family firm Max Hugo Ltd, who boast a fine reputation for high quality properties in the local area, using quality tradesmen. On a development of two unique four bedroom dormer bungalows, situated in Partney; a small village in the parish East Lindsey, situated 3 miles north of Spilsby, and in the Lincolnshire Wolds, a designated area of outstanding natural beauty.

The village itself has a primary school, village hall and public house.

With air source heat pump, underfloor heating throughout; the property includes open-plan dining kitchen, living room, two bedrooms (one en-suite) to ground floor, two further bedrooms (one en-suite) and family bathroom to the first. Complete with utility, cloakroom; detached garage and lawned garden with patio to rear. Enjoys views to the front over arable and grassland, enjoying the afternoon sunshine from this South-Westerly aspect.



### ACCOMMODATION

Entered to the side; through wood effect double glazed door with full height panel alongside, to:

**Hallway** having carpeted spindle and balustrade staircase up to first floor with built in under stairs storage space, carpeted floor, central light feature, ceiling spotlights and power points. Doors to bedrooms, windowed doors to dining room and living room.

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, TV point, inset ceiling spotlights and power points. Door to:



**En-suite Shower Room** having uPVC obscure double glazed window to front aspect; shower cubicle with tiled surround, monsoon and regular shower head over, Roca wash hand basin inset to storage unit, mirror with light surround over and low level WC. Tiled to half height to walls and to floor with inset ceiling spotlights.

**Living Room** having uPVC double glazed windows to front and side aspects; carpeted floor, TV points, ceiling light and power points.

**Bedroom / Office** with uPVC double glazed window to side aspect; carpeted floor, TV point, ceiling light and power points. Wood double doors to plant room.

**Dining Room** uPVC double glazed bi-fold doors to rear aspect; tiled floor, TV point, ceiling spotlights and power points. Open to:

**Kitchen** having uPVC double glazed full height window to rear, window to side aspect; an excellent range of modern units to base and wall levels plus island - including cutlery draw, etc; Franke sink inset to bevel edge worktop with drainage furrows. Neff oven, four ring induction hob beneath extractor canopy, integrated fridge, freezer and dishwasher. Tiled floor, inset ceiling spotlights central feature light over island and power points.

**Utility** having uPVC double glazed window to side, patio door to rear; a good range of storage units to base and wall levels, Franke sink inset to bevel edge worktop with drainage furrows, space and connections for washing machine and dryer. Tiled floor, inset ceiling spotlights and power points. Door to:

**Cloakroom** with uPVC obscure double glazed window to side aspect; wash hand basin inset to storage unit, low level WC, tiled floor and ceiling spotlights.

## First Floor

**Gallery Landing** with skylights to side aspect; carpeted floor, ceiling spotlights and power points. Doors to first floor accommodation.

**Bedroom** having uPVC double glazed window to front aspect; carpeted floor, built in eaves storage, TV points, ceiling spotlights and power points. Door to:





**En-suite Shower Room** having skylight to side: low threshold shower with regular and monsoon heads over, alcove shelf to wall; tiled surround, wash hand basin inset to storage unit with illuminated mirror and low level WC. Tiles to half height to walls and to floor, heated towel rail and ceiling spotlights.

**Bathroom** having skylight to side aspect; bath with regular and monsoon shower heads over, alcove shelf to wall; tiled surround, wash hand basin inset to storage unit with illuminated mirror and low level WC. Tiles to half height to walls and to floor, heated towel rail and ceiling spotlights.

**Bedroom** having uPVC double glazed window to front aspect; carpeted floor, built in eaves storage, TV points, ceiling spotlights and power points.

### **OUTSIDE**

The rear garden; to be laid to L shaped lawn; is enhanced by a generous paved patio space leading off the dining room, with gravel based storage area housing Klargester tank behind the garage. Boundaries contained by wood panel fencing.

**East Lindsey District Council – Tax band: (not listed)**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

Tel: 01507 522222;

Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);

Website: <http://www.robert-bell.org>

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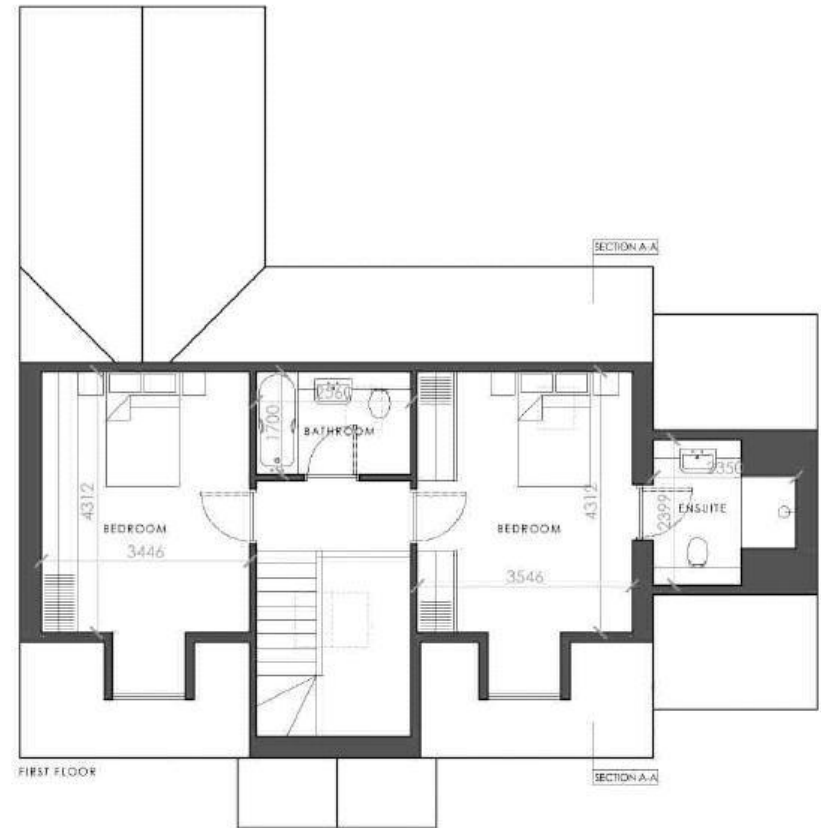


# PLOT 2

## Photographs



# PLOT 2 Floorplan



## DISCLAIMER

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Old Bank Chambers, Horncastle, LN9 5HY  
 Tel: 01507 522222  
 Email: horncastle@robert-bell.org

[www.robert-bell.org](http://www.robert-bell.org)

