



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCastle

Barn View

Hardings Lane, Partney, Spilsby, Lincolnshire. PE23 4PZ

NEW BUILD

MAXHUGO
ELEGANT HOMES

BELL



Barn View (Plot 2) Hardings Lane, Partney By Max Hugo Elegant Homes

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, central light feature, ceiling spotlights and power points. Door to bedroom, windowed door to kitchen.

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, hand wash basin inset to storage unit, mirror with light surround over and low level WC, heated towel rail. Tiled to half height to walls and to floor with inset ceiling spotlights.

Kitchen having uPVC double glazed window to rear, good range of quality units to base and wall levels. Double oven, induction hob beneath extractor canopy, sink set to bevel edge worktop, multiple power points, integrated fridge, freezer, dishwasher. Wood door to utility, tiled flooring, open to...

Living / Dining Room having uPVC double glazed windows to front and side, light to ceiling, TV point, multiple power points, open doorway to...

Garden Room having uPVC double glazed window to rear, bi-fold doors to patio to side; vaulted ceiling with spot lights inset, multiple power points, TV point.

Utility having uPVC double glazed patio door to rear, window to side, spot lights ceiling, multiple power points, good range of storage units to base and wall levels. Wood door to...

Cloakroom having uPVC double glazed obscure window to side, light to ceiling, low W/C, hand wash basin set to storage unit, tiled flooring.



First Floor Gallery Landing having skylight to side, light to ceiling, wood doors to bedrooms and family bathroom.

Master Bedroom having uPVC double glazed window to front, spot lights to ceiling, multiple power points, tv point, wood door to...

En Suite Shower Room having skylight to front, spot lights to ceiling, low level W/C, hand wash basin set to storage unit, double-entrance shower cubicle with monsoon and regular heads over, wall mounted heated towel rail, tiled wall.

Family Bathroom having skylight to rear, spot lights to ceiling, low level W/C, hand wash basin set to vanity unit with light-up



mirror over, heated towel rail, panel bath with regular and monsoon shower heads over, tiled surround. Tiles to floor.

Bedroom having uPVC double glazed window to front, spot lights to ceiling, multiple power points, tv point, wood doors to eaves storage space.

OUTSIDE

The rear garden; laid to lawn; is enhanced by a generous paved patio space leading off the garden room, with Klargester tank set to the corner alongside the **Single Garage**.

A graveled driveway provides ample off road parking for multiple vehicles; the front garden is laid to lawn with hedged boundary. Other boundaries are 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;

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

Brochure prepared 06.11.2024







Approximate total area⁽¹⁾

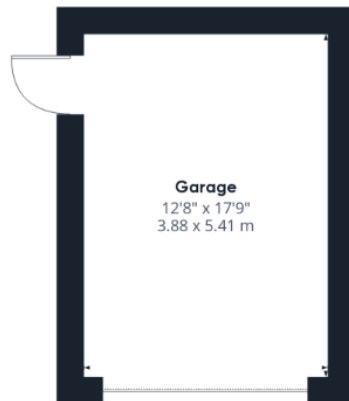
1713.4 ft²

159.18 m²

Reduced headroom

25.24 ft²

2.35 m²



Garage
12'8" x 17'9"
3.88 x 5.41 m

Reduced headroom

----- Below 5 ft/1.5 m

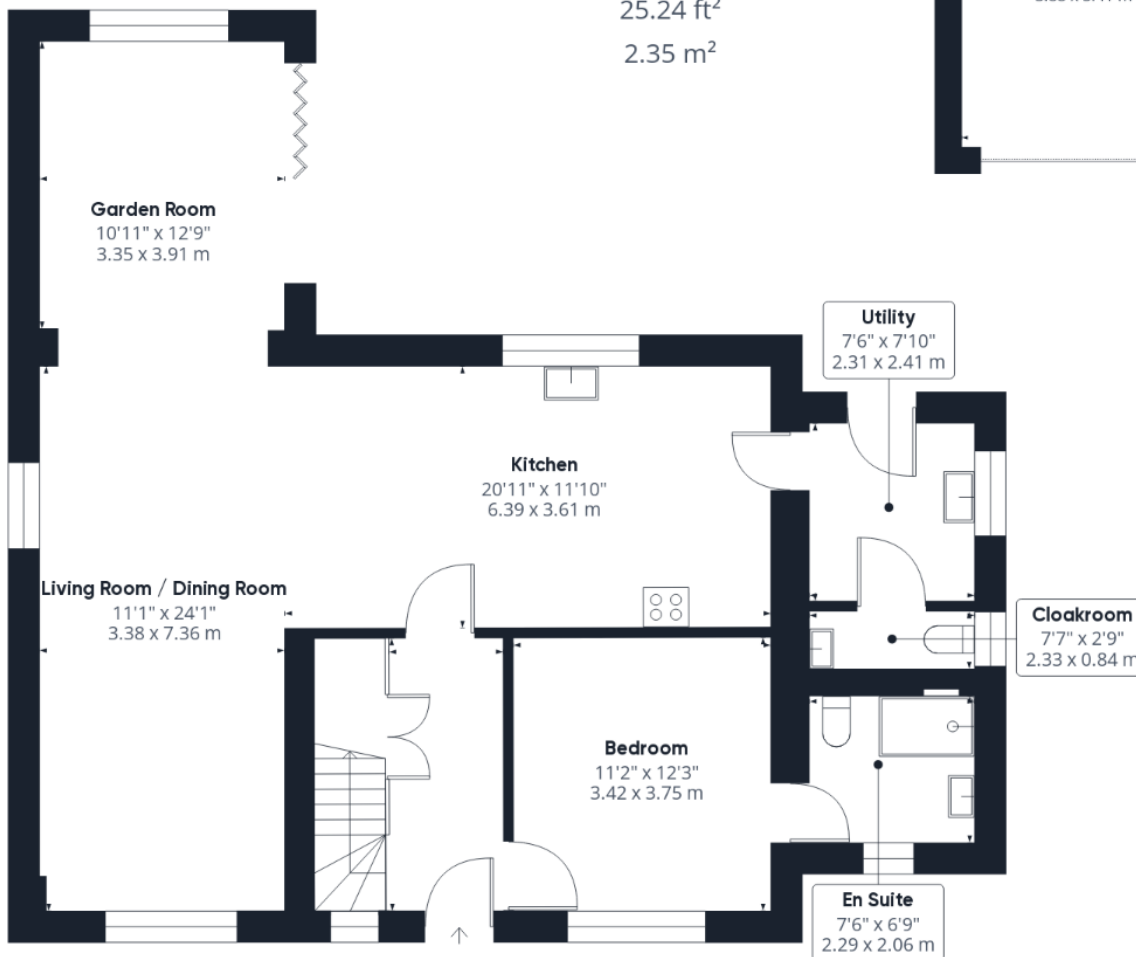
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

DISCLAIMER
Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Garden Room
10'11" x 12'9"
3.35 x 3.91 m

Utility
7'6" x 7'10"
2.31 x 2.41 m

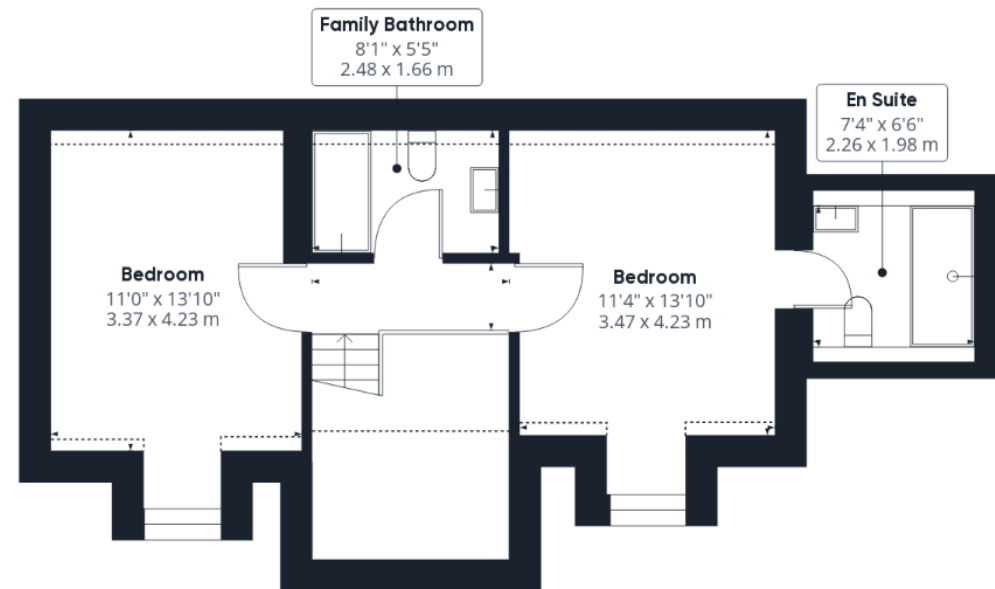
Kitchen
20'11" x 11'10"
6.39 x 3.61 m

Living Room / Dining Room
11'1" x 24'1"
3.38 x 7.36 m

Bedroom
11'2" x 12'3"
3.42 x 3.75 m

Cloakroom
7'7" x 2'9"
2.33 x 0.84 m

En Suite
7'6" x 6'9"
2.29 x 2.06 m



Family Bathroom
8'1" x 5'5"
2.48 x 1.66 m

Bedroom
11'0" x 13'10"
3.37 x 4.23 m

Bedroom
11'4" x 13'10"
3.47 x 4.23 m

En Suite
7'4" x 6'6"
2.26 x 1.98 m



BELL

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About Us



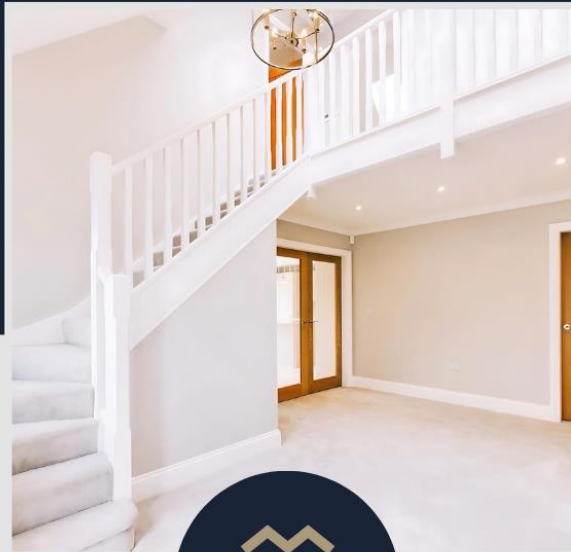
LATEST DEVELOPMENTS

Founded in 2016, MaxHugo specialises in creating elegant homes.

Through utilising our evolving knowledge of property design we strive to create properties for our clients with unique character.

Each property is tailored from the architectural stage through to the interior design aspects to deliver our owners with sophisticated properties.

These graceful homes are situated in prime locations across the Lincolnshire Wolds in this area of outstanding natural beauty



Contact Us

✉ www.maxhugostudio.co.uk

📞 Listing Agents
Robert Bell & Co
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MAXHUGO
LUXURY HOMES

PROPERTY FEATURES



German designed Duravit & Hansgrohe sanitaryware installed in all bathrooms with 5 year warranties



English designed Sheraton Kitchen with integrated Neff appliances & quartz worktops throughout



Luxury Flooring throughout each property with a blend of soft touch carpets & porcelain tiles



Underfloor heating installed throughout each property with thermostat digital controls



Our properties also include alarm systems, fully automated garage doors and water softeners.



Our sustainable properties are designed with air source heat pumps and built to the latest regulations.



Each property is fully landscaped including the installation of patios, lawns, mature trees & fencing

It's All in the Details...

'We are passionate about building characteristic homes with quality materials'

