



# Onslow House

23 Mareham Road, Horncastle, Lincolnshire. LN9 6HB





## 23 Mareham Road, Horncastle



Onslow House is a stunning five bedroom detached property situated just away from the junction of Queen Street and Mareham Road, a popular residential area to the South-East of Horncastle. With a full range of services and amenities within walking distance for most, including doctors surgery, supermarkets, public transport and both primary & secondary schooling (including the prestigious Queen Elizabeth's Grammar School), Horncastle lies 21 miles from the county city of Lincoln (to the West) and the beautiful Lincolnshire coastline (to the East).

Complete with large double garage, and ample driveway parking both in front of and behind large vehicle gates, Onslow House ensured privacy and security to the considerable outside spaces. With the plot totalling approx. a quarter of an acre (sts), the rear garden offers multiple seating areas, lawned spaces, raised plant beds, summerhouse and pergola seating space.

Internally, the property provides flexible accommodation, furnished with classic features including high ceilings throughout, beautiful fireplaces, wooden sash windows (some with shutters) and glass-topped brick well to the dining-kitchen



### ACCOMMODATION

**Entrance Hallway** having wood door with single glazed window over, wood single glazed sash window to rear aspect; balustrade and spindle staircase to first floor, built in under stairs storage space, radiator, wood flooring, ceiling lights and power points. Doors to garden room, lounge and to:

**Family Room** having wood single glazed sash windows to front with shutters; fireplace inset to decorative wood surround with tiled hearth and firebox, carpeted floor, light to ceiling with ornate ceiling rose and power points. Sliding doors opening out to:



**Drawing Room** having wood single glazed sash windows with shutters to front and side aspects; wood burning stove inset to polished stone surround with decorative wood mantel, wood flooring, radiators, TV point, ceiling light and power points. Open to:

**Garden Room** having wood double glazed patio doors to 'secret garden' to side aspect; wood flooring, radiator, telephone point, ceiling light and power points.

**Lounge** having wood single glazed sash windows with internal secondary glazing to side aspect; wood burning stove inset to tiled hearth, exposed brick firebox having wood decorative surround with scrolling features; radiators, ceiling light and power points. Doors to side lobby and to:

**Dining Room** having wood single glazed sash windows with internal secondary glazing to side and rear aspects; radiators, tiled floor with underfloor heating, inset ceiling spotlights and power points. Open archway to:

**Breakfast Kitchen** having wood double glazed sash windows and patio door to rear, skylights to vaulted ceiling with inset spotlights, central light and countertop lights. Franke sink inset to bevel edge granite worktop with drainage furrows, an excellent range of oak fronted storage units to base and wall levels plus full height storage space and central island with breakfast bar. Space and connections for range cooker beneath extractor canopy, upright American style fridge-freezer, under counter dishwasher. Tiled floor with underfloor heating, Glass cover to historic brick well and power points.

**Side Lobby** with built in storage space to base and wall levels, tiled floor, ceiling spotlights. Door to study and sliding door to:

**Cloakroom** comprising low level WC, pedestal wash hand basin, tiled floor, radiator, ceiling light and extractor fan.

**Study** with wood double glazed French doors to 'secret garden' to front aspect; tiled floor, radiator, inset ceiling spotlights, telephone point and power points. Door with steps down to:

**Cellar** with space and connections for washing machine, Butler's sink, water softener, ceiling lights and power points.

#### **First Floor**

**Gallery Landing** with carpeted floor, wall light and power points. Doors to first floor accommodation:

**Bedroom 2** having wood single glazed sash window with internal secondary glazing to front aspect; carpeted floor, ceiling light and power points. Sliding wood doors to:





**Bedroom 5** (Potential as dressing room for bedroom two) having wood single glazed sash window with internal secondary glazing to side aspect; carpeted floor, radiator, ceiling light and power points

**Master Bedroom** having wood single glazed sash windows with internal secondary glazing to front and side aspect; built in wardrobe by Peter Jackson, carpeted floor, radiators, TV point, ceiling light and power points. Open arch to dressing area with further built in storage plus airing cupboard. Door to:

**En-suite Bathroom** having wood single glazed obscure window with internal secondary glazing to front aspect; panel bath with Aqualisa shower over, pedestal wash hand basin and low level WC. Tiled floor with underfloor heating, wall mounted heated towel rail and ceiling lights.

**Bedroom 3** having wood single glazed sash window with internal secondary glazing to side aspect; carpeted floor, radiator, ceiling light and power points.

**Cloakroom** having wood single glazed sash window with internal secondary glazing to rear aspect; low level WC, wash hand basin, tiled floor, radiator and ceiling light.

**Side Landing** with carpeted floor, loft access hatch, wall light. Doors to bedroom 4 and to:

**Family Bathroom** having wood single glazed sash windows with internal secondary glazing to front and rear aspects; Jacuzzi elliptical bath with mosaic tiled surround, double shower cubicle, pedestal wash hand basins and low level WC. Built in airing cupboard, tiled floor with underfloor heating, radiators with towel rail, loft access hatch, ceiling spotlights, shaver socket and extractor fan.

**Bedroom 4** having wood single glazed window with internal secondary glazing to side aspect; carpeted floor, radiator, ceiling light and power points.





Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

2570.11 ft<sup>2</sup>

238.77 m<sup>2</sup>

Reduced headroom

0.56 ft<sup>2</sup>

0.05 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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



## OUTSIDE

The property is approached from Mareham Road through vehicle gates and up a paved driveway providing off road parking for multiple vehicles. The front garden is laid to lawn with mature trees to the front and dwarf brick wall with iron railings to the boundary. A curved wall divides off the side 'secret' garden, accessed from the rear.

The side 'secret' garden is laid to gravel pathways with central pond and water feature with established trees and flowers throughout. A private haven with walled boundaries providing sun-kissed and shaded seating areas, a greenhouse and coal store.

Vehicles gates lead from the driveway to further gravel parking and turnaround space, continuing past the electric vehicle charging point and to the **Wide Double Garage** with electric up and over door to front, light and power. Plus side garden store and outside WC.

The rear garden is entered beneath brick archways from the driveway, predominantly laid to lawn, with paved seating area leading off the rear of the property. There are further paved spaces: firstly to the side, laid before the timber **Summerhouse** with light and power and flanked by gravelled low maintenance flowerbeds, partially shaded by the adjoining tree.

To the rear stands the third seating area on raised paved platform beneath concrete pergola with arched opening and vines to the canopy. The rear garden provides raised vegetable beds and boasts established flowerbeds throughout. A paved path leads down the side of the property and to the 'secret garden'.



**East Lindsey District Council – Tax band: E**

**ENERGY PERFORMANCE RATING: D**

**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

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