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IN HORNCASTLE



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2023 feefo



Gill's Paddock

Prospect Street, Horncastle, Lincolnshire. LN9 5BA





Gill's Paddock, Prospect Street, Horncastle

Gill's Paddock is a three-bedroom bungalow with extensive, varied living spaces, set back from Prospect Street to a unique town-centre plot totalling approx. 0.8 acres (sts). With carriage driveway, extensive gardens to the side and rear plus front lawn space, the property enjoys a private position with hedging and trees to the boundaries.

Built in 1991, internal accommodation comprises lounge, front and rear conservatories, kitchen, dining room, garden room; three bedrooms (master with en suite) and family bathroom. The rooms are spacious and varied, ensuring Gill's Paddock will suit the requirements of a range of purchasers. Complete with double garage; the property offers uPVC double glazed windows and doors throughout and benefits from photovoltaic panels to the front.

The property is located close to the heart of Horncastle, a Georgian market town equidistant to Lincoln & Lincolnshire coast (21 miles to the West and East respectively), with the Lincolnshire Wolds Area of Outstanding Natural beauty on the doorstep, accessed on foot up the Viking Way walking path which runs through the town. A full range of services and amenities, including supermarket, doctor's surgery, a range of independent shops and eateries; schooling including the prestigious Queen Elizabeth's Grammer School; are within walking distance for most.



ACCOMMODATION

Front Conservatory having uPVC double glazed patio door with matching side panels and gable end window over, carpeted floor, radiator, wall lights and power points. uPVC obscure double glazed door with matching side panels to:

Hallway with carpeted floor, built in storage space, radiator, high ceilings with wood panelling, wall lights and power points. Doors through to:



Lounge having uPVC double glazed window to rear corner and obscure window with coloured glass to side aspect; gas fire inset to stone surround, radiators, ceiling lights and power points. uPVC double glazed door with matching side panel to:

Garden Room having uPVC double glazed patio door and matching side panel, windows to front; wood panelling to ceiling, carpeted floor, radiator, power points.

Dining Room with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points. Door to kitchen and uPVC obscure double glazed door to:

Rear Conservatory having uPVC double glazed full height windows to wide and rear aspects; carpet and vinyl flooring, wood panelling to ceiling with ceiling light and power points.

Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, 1 ½ bowl sink and drainer inset to roll edge worktop with space and connections for upright fridge freezer, washing machine and dryer, gas fired Rangemaster Toledo range cooker beneath extractor canopy. Carpeted floor, floor standing gas fired boiler, tiles to walls, ceiling spotlights and power points.

Bedroom with uPVC double glazed windows to rear; carpeted floor, gas fire to fireplace, TV point, radiator and power points.

Bedroom having uPVC double glazed ceiling window to rear aspect; built in mirror fronted storage space, additional built in airing cupboard, carpeted floor, radiator, ceiling light and power points.

Master Bedroom with uPVC double glazed window to front aspect; built in storage space, carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Bathroom having uPVC double glazed obscure window to rear aspect; bath with tiled surround, shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Vinyl flooring, radiator, storage space units to wall, heated towel rail and ceiling lights.





Family Bathroom having uPVC obscure double glazed window to front aspect; panel bath with tiled surround, pedestal wash hand basin with wall lights and mirror over and low level WC. Carpeted floor, radiator and ceiling light.

OUTSIDE

The property is approached from Prospect Street via a tarmac driveway, leading down away from the road and turning towards the carriage driveway with turnaround, providing ample parking space for multiple vehicles and access to the **Double Garage** with pair of up and over doors, one electric, to front, uPVC obscure double glazed window and uPVC door to sides; light and power. Door to:

Gardeners WC with uPVC obscure double glazed window to side aspect; low level WC, wash hand basin and ceiling light.

The front space is laid to gravel with brick raised mature plant bed, further beds with a range of trees and shrubs and a lawned space with trellis fence dividing off the side and rear gardens.

The property is entered up paved steps or concrete ramp, with brick walls to the front topped by column and bar concrete work. There is a paved patio space to the front platform enjoying southerly and westerly aspects.

The main garden is laid to a sweeping lawn with a range of shrubs, trees and bushes ensuring a private, green space. Leading off the rear conservatory is a paved sheltered seating area, looking across the rear space.

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.

Tel: 01507 522222;

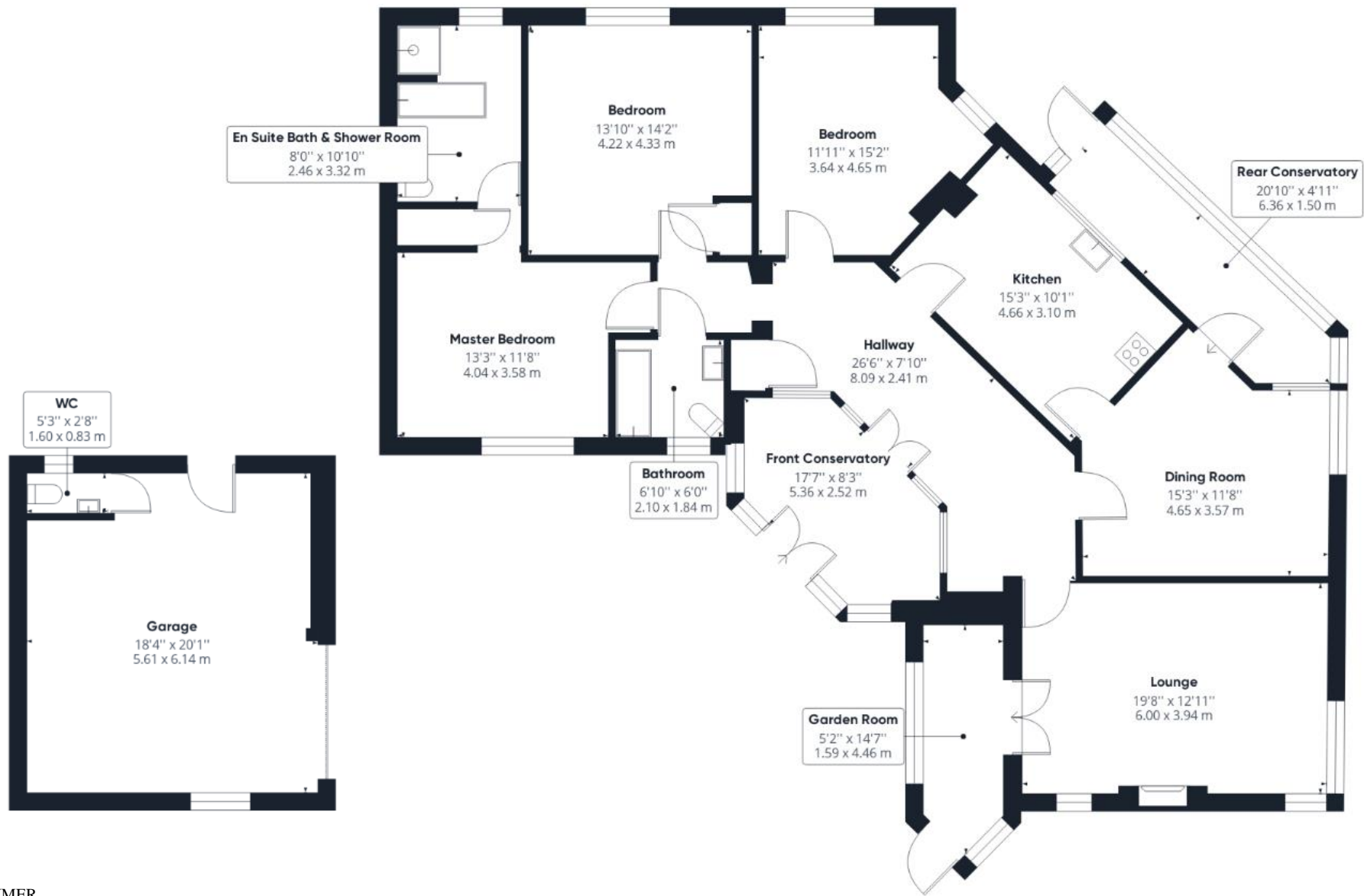
Email: horncastle@robert-bell.org;

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

Brochure prepared 18.10.2023







Approximate total area⁽¹⁾
2222.31 ft²
206.46 m²

(1) Excluding balconies and terraces

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

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