



BRITISH  
PROPERTY  
AWARDS

2023



GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



Gold Trusted  
Service Award

2023

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12 Thomas Gibson Drive

Horncastle, Lincolnshire. LN9 6RX

**BELL**  
ROBERT BELL & COMPANY



## 12 Thomas Gibson Drive, Horncastle

12 Thomas Gibson Drive is a three-bedroom detached family home, set to the popular residential area of south-east Horncastle. With driveway parking to front, garage, and low-maintenance garden to the rear; the property faces south and enjoys a view across the open grassland space which the drive circles.

The full range of services and amenities available in this Georgian market town are within walking distance for most, with the county city of Lincoln and stunning Lincolnshire coastline located 21 miles west and east of the town respectively. Horncastle boasts a range of schooling including the prestigious Queen Elizabeth's Grammar School.

### ACCOMMODATION

**Hallway** with wood obscure double glazed front entrance door, staircase up to first floor with under stairs storage cupboard, wood effect flooring, radiator and ceiling light. Doors to kitchen and to:

**Living Room** having uPVC double glazed window to front aspect; electric wood burning style fire, recently installed, wood effect flooring, radiator, 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 under counter fridge, oven and four ring induction hob beneath extractor canopy. Tile effect flooring, radiators, ceiling lights and power points. uPVC double glazed French doors to:

**Conservatory** with uPVC double glazed windows to sides and rear; French doors to side aspect; insulated roofing, wood effect flooring and power points.

**Utility** having wood obscure double glazed door to side aspect; a good range of storage units to base and wall levels, sink and drainer inset to roll edge





worktop with space and connections for washing machine and dryer. Tile effect floor, ceiling light and power points. Doors to kitchen and to:

**Cloakroom** with uPVC obscure double glazed window to side aspect; low level WC, wash hand basin, tile effect flooring, radiator and ceiling light.

#### First Floor

**Gallery Landing** having uPVC double glazed window to side aspect; built in store cupboard housing the gas fired Worcester boiler, loft access hatch, carpeted floor and radiator. Doors to bedrooms and to:

**Family Bathroom** having uPVC obscure double glazed window to side aspect; panel bath with shower over, tiled surround, pedestal wash hand basin and low level WC. Tiles to half height to walls, tile effect flooring, radiator, ceiling light and shaver socket.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Master Bedroom** having uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

**En-suite Shower Room** with uPVC obscure double glazed window to side aspect; shower cubicle with tiled surround, wash hand basin and low level WC. Tile effect flooring, radiator, ceiling light and shaver socket.

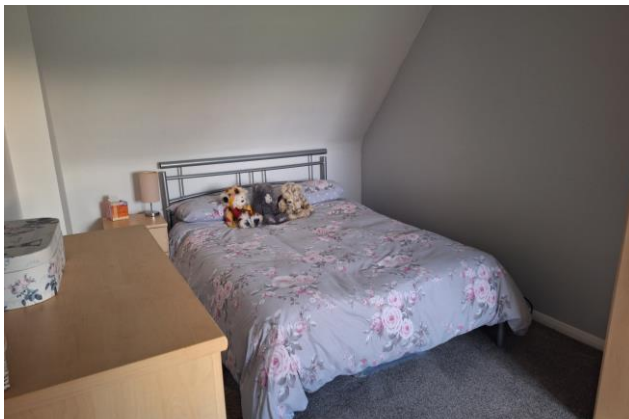
#### OUTSIDE

The property is approached to the front via a driveway providing off road parking space, and access to the single **Integral Garage**, with up and over door; light, power and personnel door to rear.

The front garden is laid to low maintenance gravel; the front of the property enjoying a view across the open grassland space to the south, with Thomas Gibson Drive borders.

The rear garden is laid to low maintenance gravel with hedged boundaries and mature sleeper-edge beds providing greenery to enjoy from the paved patio seating areas to the rear, and leading off the conservatory and garage personnel door.

**East Lindsey District Council – Tax band: C**  
**Energy Performance : D**

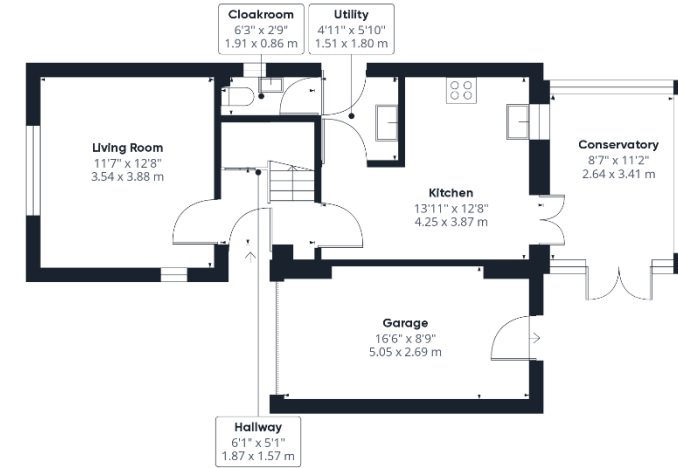




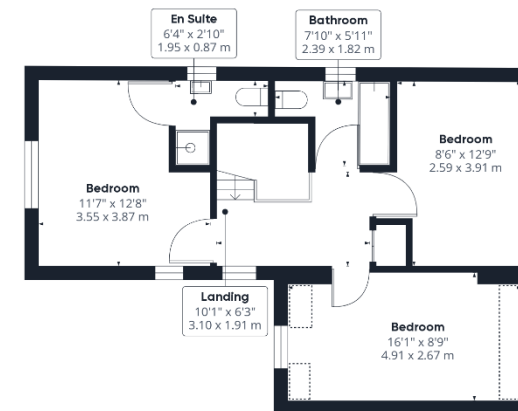
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY  
 Tel: 01507 522222  
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 Website: <http://www.robert-bell.org>

Brochure prepared 25.1.2024



Ground Floor



**DISCLAIMER**

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