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2023



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15 Holly Close

Horncastle, Lincolnshire. LN9 5EX

BELL

ROBERT BELL & COMPANY



15 Holly Close, Horncastle

15 Holly Close is a two-bedroom bungalow, excellently presented and recently enhanced by addition of excellent orangery; with view across the pond and rear gardens. Full height windows make for a bright lounge space, open to dining room (the lounge being a previous extension itself). Completed by kitchen, two bedrooms and modern family bathroom, the property enjoys garden spaces to the front and rear and ample off road driveway parking for multiple vehicles, leading to the single detached garage. Benefits from the use of Photovoltaic panels, contributing to excellent energy efficiency (EPC B).

The property enjoys a private corner position on a no-through road; the services and amenities of Horncastle being within walking distance for most – with public transport links to the Lincolnshire coast and county city of Lincoln.

ACCOMMODATION

Hallway having uPVC obscure double glazed door with matching side panel, wood effect flooring, built in storage space, loft access hatch, radiator, ceiling lights and power points. Doors to accommodation including:

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

Kitchen having uPVC double glazed window to front, obscure patio door to side aspect; a good range of storage units to base and wall levels, 1 ½ bowl sink and drainer inset to square edge worktop with space and connection for upright fridge-freezer, under counter washing machine and dishwasher; oven and four ring hob beneath extractor canopy. Wood effect flooring, radiator, inset ceiling spotlights and power points.





Bathroom having uPVC obscure double glazed window to side aspect; P shaped panel bath with electric shower over, pedestal wash hand basin and low level WC. Tiles to walls and floor, radiator, ceiling light and extractor fan.

Dining Room with skylight to ceiling, carpeted floor, radiator, ceiling light and power points. Open to:

Living Room having uPVC double glazed full height windows to side and rear, French doors to rear to orangery; oak fire surround with tiled hearth, carpeted floor, radiator, loft access hatch, TV point, ceiling lights and power points.

Orangery with uPVC double glazed windows to side and rear; French doors to side, skylights to ceiling; oak fire surround with tiled hearth, wood effect flooring, radiator, TV point, power points.

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

OUTSIDE

The property is approached from Holly Close, a no through road, via a concrete driveway, providing ample off road parking for multiple vehicles. The front garden is laid to lawn with established beds, some laid with slate chippings, bordering a gravel turnaround/parking space. The boundaries are contained to the side by timber fencing and low level brick wall.

The concrete driveway continues up the side, flanked by evergreen hedging, leading to the **Single Detached Garage**, with up and over door, wood single glazed window to rear and patio door to side, light and power.

The rear garden, a child and pet friendly secure area with personnel gates containing from the front, is laid to lawn with gravel beds to side boasting mature shrubs and providing excellent space for pots and planters. Leading off the orangery is a paved patio seating area with garden store behind, and to the rear is the successful pond. With hedged boundaries, this abundantly green space is complemented by the green uPVC windows utilised in the orangery.



East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: B

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 30.1.2024



Ground Floor Building 1



Ground Floor Building 2



Approximate total area[®]
 1111.96 ft²
 103.3 m²

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.

GIRAFFE 360



DISCLAIMER

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