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PROPERTY  
AWARDS

2023

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IN HORNCASTLE



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Service Award

2023 feefo



1 Elsom Way

Lincoln Road, Horncastle, Lincolnshire. LN9 5SW

BELL

ROBERT BELL & COMPANY





# 1 Elsom Way, Horncastle

A spacious bungalow, with large living room, garden room and former garage converted to office and store. Complemented by kitchen, utility and family bathroom, the property provides three bedrooms including master with en suite. The front and rear gardens are laid to low maintenance gravel beds. Brick paved driveway parking to the front side.

The property is situated to a small cul de sac off Lincoln Road; the town of Horncastle providing a full range of services and amenities including doctors surgery, supermarkets and public transport links to the coast and county city of Lincoln (both 21 miles away, in opposing directions) .

## ACCOMMODATION

**Hallway** having wood obscure double glazed front entrance door with matching side panel, carpeted floor, radiator, built in storage space, ceiling lights and power points. Doors to accommodation including:

**Living Room** having uPVC double glazed bay window; feature 'classical style' fireplace with polished stone surround, electric fire inset, carpeted floor, radiators, TV point, ornate ceiling roses with lights and power points. uPVC double glazed patio door with matching full height side panel to:

**Garden Room** having uPVC double glazed windows to side and rear, sliding doors to side aspect; carpeted floor, radiator, ceiling spotlights and power points.

**Former Garage**, comprising Office/Workroom, carpeted floor, radiator, ceiling spotlights and power points. Door to **Store** with carpet, 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 1/2 bowl sink and







drainer inset to roll edge worktop, oven and grill, four ring hob beneath extractor canopy. Tiled floor, telephone point, ceiling light and power points. Door to:

**Utility** having wood obscure double glazed door to rear 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 upright fridge freezer, under counter washing machine. Tiled floor, wall mounted gas fired Worcester boiler. radiator, ceiling light and power points.

**Bathroom** having uPVC obscure double glazed window to rear aspect; bath inset to wood surround with tiles to walls, pedestal wash hand basin and low level WC. Carpeted floor, radiator and ceiling light.

**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. Door to:

**En-suite Shower Room** with uPVC obscure double glazed window to front aspect; corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, radiator, ceiling light.

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

## OUTSIDE

The property is approached up the brick paved cul de sac of Elsom Way, with driveway leading up to former garage and providing off road parking to the side. The front garden is laid to low maintenance gravel with paved radial feature and paths to front door and driveway. Alongside the garage stands a lean-to carport laid to gravel, providing covered parking space.

The rear garden comprises two areas; with paved paths adjoining and platform space leading off the garden room. With pathways throughout, the beds are laid to low maintenance gravel with timber fencing and hard standing for garden store; conifers to the side of garden room.



ENERGY PERFORMANCE RATING: C

**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.

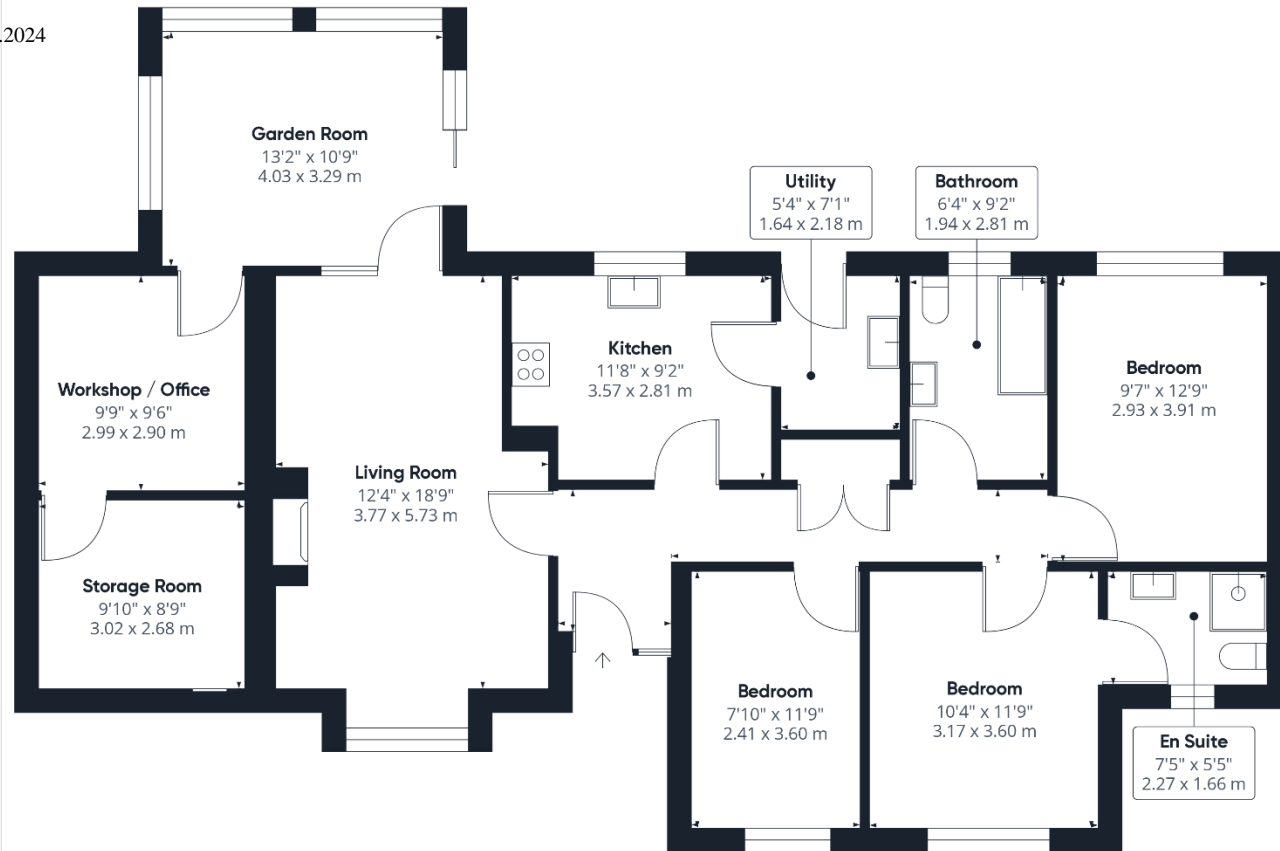
**VIEWING:** By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY

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Brochure prepared 31.1.2024



Approximate total area<sup>1)</sup>  
1258.25 ft<sup>2</sup>  
116.89 m<sup>2</sup>

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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DISCLAIMER

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

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