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PROPERTY  
AWARDS

2023



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Service Award

2023 feefo



## Park View

Main Road, South Reston, Louth, Lincolnshire. LN11 8JQ

**BELL**  
ROBERT BELL & COMPANY





## Park View, Main Road, South Reston, Louth

Park View is an excellently presented 1970s-built four-bedroom property, modernised in recent years to provide attractive accommodation with versatile bedroom, office and snug spaces. Boasting a large living/dining room, with bay window to front and French doors to rear, alongside snug, modern kitchen and sun room to the ground floor; plus bathroom and internal access to the double garage. The first floor provides three bedrooms and shower room.

The property is set to an attractive plot, with Southerly views to the rear across pasture land providing a rural aspect. The rear garden is laid to lawn with paved patio seating, accompanied by outside lighting, leading off the sun room and living/dining room, various flowers and shrubs and a useful garden store. The property boasts a solar-powered water heating system, located on the garage roof.

The village of South Reston is five miles south-east from the well serviced town of Louth, and ten miles from the Lincolnshire coastline.



### ACCOMMODATION

**Storm Porch** with composite double-glazed main entrance door to:

**Hallway** with spindle and balustrade staircase to first floor with built in under stairs storage space; karndean flooring, radiator, ceiling light and power points. Doors to accommodation including:

**Living / Dining Room** having uPVC double glazed bay window to front, window to side and French doors with matching side panels to rear; exposed brick fireplace with tiled hearth and oak mantel, housing multi fuel stove, carpeted floor, radiator, TV points, wall and ceiling lights and power points.



**Shower Room** having uPVC obscure double glazed window to rear aspect; shower cubicle with tiled surround, monsoon and regular head over, pedestal wash hand basin and low level WC. Karndean flooring, built in storage cupboard, heated towel rail, radiator and ceiling spotlights.

**Kitchen** having uPVC double glazed window to rear aspect; an excellent range of modern units to base and wall levels, 1 ½ bowl sink and drainer inset to square edge wood effect worktop. Integrated larder fridge, dishwasher, Kenwood double oven, Zanussi four ring induction hob beneath extractor canopy. Karndean flooring, ceiling lights and power points. uPVC double glazed patio doors to:

**Sun Room** having uPVC double glazed windows to side and rear aspects with insulated pitched roof; tiled floor with underfloor heating, wall light and power points. uPVC door to garage, with utility area

#### First Floor

**Gallery Landing** with uPVC double glazed window to rear aspect; carpeted floor, loft access hatch with loft ladder ceiling lights and power points. Doors to accommodation including:

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

**Bedroom** having uPVC double glazed windows to front and side aspects; sliding mirrored doors to built in wardrobe storage space, carpeted floor, radiator, TV point, ceiling light and power points.

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

**Shower Room** having uPVC obscure double glazed window to rear aspect; shower cubicle with monsoon and regular head over, tiled surround, pedestal wash hand basin and low level WC. Wood effect flooring, heated towel rail, inset ceiling spotlights.

**Bedroom** having uPVC double glazed windows to front and side aspects; sliding mirrored doors to built in wardrobe storage space, carpeted floor, radiator, TV point, ceiling light and power points.







**Office / Snug** uPVC double glazed bay window to front, window to side aspect; carpeted floor, radiator, TV and telephone points, ceiling light and power points.

## OUTSIDE

The property is approached to the front through double wood vehicle gates, leading up a gravel driveway to the **Garage** with utility area, electric up and over door to front aspect, uPVC double glazed window to rear, loft hatch access light and power. Floor standing oil fired Worcester boiler and water cylinder, space and connections for upright fridge, freezer; under counter washing machine and dryer. storage units to base and wall levels with sink and drainer inset to square edge worktop.

The front space is largely laid to low maintenance gravel, providing ample off road parking for multiple vehicles and contained by hedging. There is a mature tree to the front set to brick edged planter with established flowers.

The rear garden is predominantly laid to lawn, with stunning views to the rear over pasture land to the south. A paved seating area leads off the property, served by a series of lights inset to the soffits and wall mounted to the exterior. There is a further concrete seating space to a more shaded position and further hard standing home to a large garden store. With mature shrubs and flowers throughout the garden, this child and pet friendly secure space is contained by hedging to the sides and rear, and by personnel gates to the front. Along the sides of the property are useful paved storage spaces.

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

## 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](mailto:horncastle@robert-bell.org);

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Brochure prepared 12.3.2024











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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

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

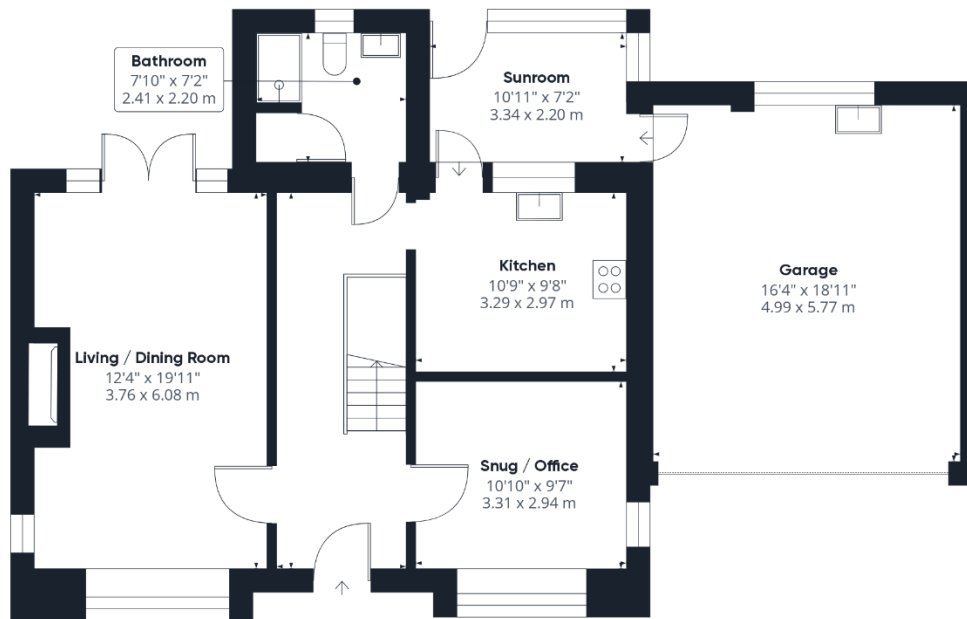
1735.29 ft<sup>2</sup>

161.21 m<sup>2</sup>

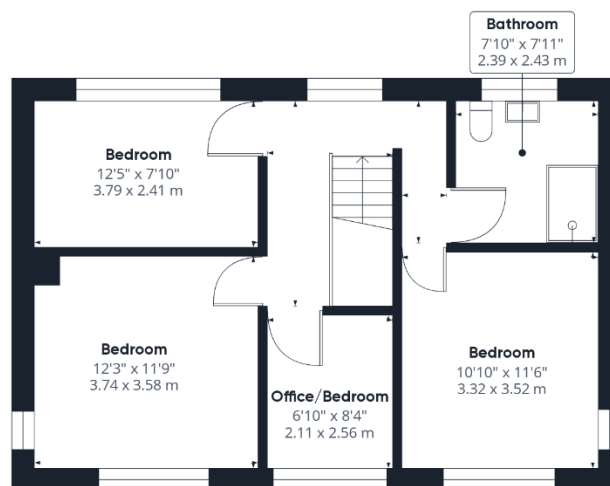
(1) Excluding balconies and terraces

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

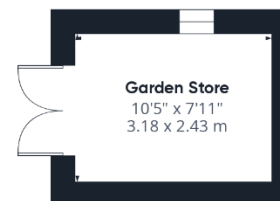
GIRAFFE360



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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