



**BRITISH
PROPERTY
AWARDS**

2023
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN HORNCastle



**Gold Trusted
Service Award**
2023 feefo



29 Thornton Crescent
Horncastle, Lincolnshire. LN9 6JP



BELL
ROBERT BELL & COMPANY

29 Thornton Crescent, Horncastle



****NO ONWARD CHAIN**** A spacious three-bedroom bungalow in a popular residential area within the Georgian market town of Horncastle. The property, with modern wetrooms installed and accessibility at the forefront, occupies a desirable corner plot on a no-through road and enjoys open countryside views. With gardens to front and rear, 29 Thornton Crescent boasts spacious conservatory, dining kitchen and living room alongside three bedrooms, one with en-suite, further bathroom and garage.

The property is within walking distance for most from the centre of Horncastle and its amenities including supermarkets, post office and doctors' surgery; enjoying a pleasant rural outlook due to its positioning on the town's south-eastern periphery.

ACCOMMODATION

Hallway with composite obscure double glazed front entrance door, wood flooring, built in storage cupboard, radiator, ceiling lights and power points. Doors to accommodation including:

Living Room having uPVC double glazed high level window to front aspect, patio door with side panels to conservatory; fireplace with oak mantel and polished tile hearth, wood flooring, radiator, TV point, ceiling light and power points.

Dining Kitchen having uPVC double glazed window to rear aspect; a good range of modern storage units to base and wall levels, 1 ½ bowl sink and drainer inset to roll edge worktop, oven, four ring induction hob beneath extractor canopy, integrated fridge, freezer and dishwasher,





Column radiator, ceiling lights and power points. uPVC double glazed patio door with matching side panels to conservatory and door to:

Utility having uPVC obscure double glazed window to rear aspect; storage units to base level and full height cupboard, sink inset to roll edge worktop with space and connections for under counter washing machine. Tile effect flooring, wall mounted Ideal gas central heating boiler, ceiling light and power points.

Conservatory having uPVC double glazed windows on dwarf brick wall to rear, French door to rear; tile effect flooring, wall lights, TV point and power points. uPVC door to side aspect.

Bedroom 3 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

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

En-suite Wetroom comprising shower and monsoon head over cubicle space, wash hand basin, low level WC, tiles to walls and floor, heated towel rail and ceiling light.

Wetroom having uPVC obscure double glazed window to front aspect; shower and monsoon head over tiled shower space, pedestal wash hand basin and low level WC. Tiles to half height to walls, and to floor, storage units beneath roll edge worktop, heated towel rail and ceiling light.

OUTSIDE

The property is approached from Thornton Crescent, over gravelled space and down concrete driveway, leading to **Garage** with electric roller shutter door to front, light and power points, uPVC obscure double glazed door to side.

The front garden is laid to lawn, contained by hedging to the front and wood panel fencing to the sides.





The rear garden, is contained by personnel gates to ensure a child and pet friendly secure space, enjoying views across the open meadow and farmland beyond. With timber decked seating area leading off the conservatory, a ramp leads down to further paved patio seating and lawned space. Mature flowerbeds colour this accessible rear space.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

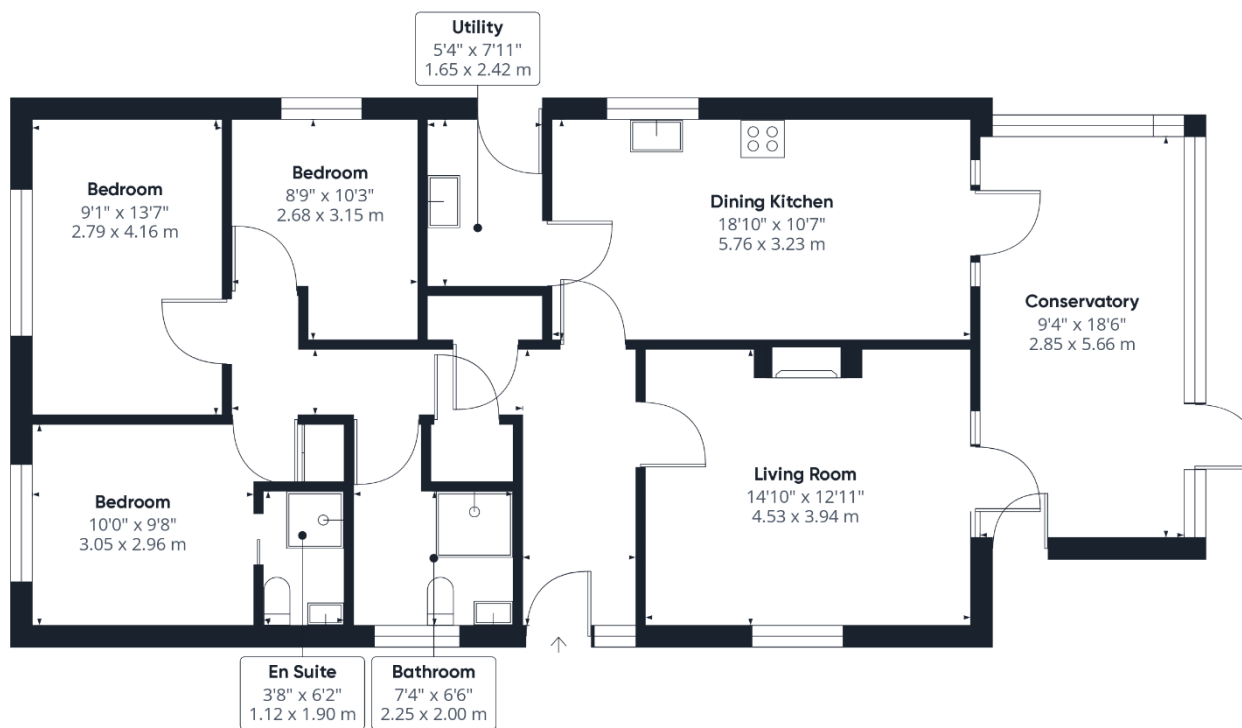
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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>

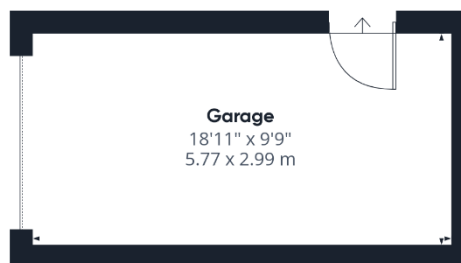
Brochure prepared 15.3.2024







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1356.27 ft²
126 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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