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2023



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Gold Trusted  
Service Award

2023

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32 East Street

Horncastle, Lincolnshire. LN9 6AZ

BELL  
ROBERT BELL & COMPANY

## 32 East Street, Horncastle



32 East Street is a substantial, three-bedroom family home with attractive period features throughout, to a prominent position in the Georgian market town of Horncastle. With large living room, enjoying full height window, to front, dining room, breakfast kitchen and office to ground floor; the first provides three bedrooms, including master with en suite, plus family bathroom. The property enjoys use of a courtyard garden space to the side, stepping out on to Queen Street.

Once Chapman's Bakers, the property's layout – with spacious living room entered from the front corner, large basement, separate access to side hallway and further accommodation from therein – can be explained by 32 East Street's historic use. Long since converted to full residential use, however, the property is Grade II listed alongside the other addresses in this Georgian crescent arrangement off East Street.

### ACCOMMODATION

**Front Hallway** having wood single glazed bow fronted entrance door with internal secondary glazing and leaded top panel; tiled initially with carpet beyond, radiator, ceiling light and power points. Doors to dining room, wood single glazed window and door to:

**Living Room** having wood single glazed full height window to front with internal secondary glazing; log burning stove inset to brick column with oak mantel and tiled hearth, wood effect flooring, door to corner, radiator, TV point, feature drying rack to ceiling, TV and telephone point, ceiling lights and power points.

**Dining Room** having wood single glazed sash windows to side with internal secondary glazing; ornate period fireplace with brick hearth,





wood effect flooring, radiator, feature ceiling light and power points. Wood door to side hallway and to:

**Office** with open spindle and balustrade gallery to side hallway, built in storage space and alcove shelving, wood effect flooring, ceiling light and power points.

**Side Hallway** with wood single glazed sash windows to side aspects; wood effect flooring, ceiling light and part glazed door to:

**Breakfast Kitchen** having wood single glazed window with internal secondary glazing to side, wood obscure double glazed patio door to side aspect; a good range of storage units to base and wall levels, 1 1/2 bowl ceramic sink and drainer inset to roll edge worktop with space and connections for upright fridge freezer, under counter washing machine, Hoover oven and four ring hob beneath extractor canopy. Tiled floor, wall mounted gas fired boiler, further worktops and breakfast bar, radiator, ceiling light and power points.

Carpeted stairs with open lead to rear landing

#### First Floor

**Front Landing** with wood single glazed sash window with internal secondary glazing to side aspect; carpeted floor, telephone point and ceiling light. Doors to master bedroom and to:

**Bedroom** with wood single glazed sash windows with internal secondary glazing to front and side aspects; ornate fireplace with wood surround, carpeted floor, radiator, ceiling light and power points.

**Master Bedroom** having wood single glazed sash window with internal secondary glazing to side aspect; feature ornate fireplace with wood surround, carpeted floor, radiator, ceiling light and power points. Open doorway to dressing space with built in wardrobe storage, door to:

**En-Suite Bathroom** having wood single glazed sash window with internal secondary glazing to side aspects; bath with tiled surround and shower attachment, pedestal wash hand basin and low level WC. Wood effect flooring, radiator, loft access hatch, shaver socket and ceiling light.





**Rear Landing** with carpeted floor, ceiling light. Doors to bathroom and to:

**Bedroom** with wood single glazed sash windows with internal secondary glazing to side aspect; carpeted floor, radiator, ceiling light and power points.

**Bathroom** having wood obscure single glazed sash window to side aspect; shower cubicle with tiled surround, monsoon and regular head over, pedestal wash hand basin and low level WC. Wood effect flooring, radiator and ceiling light.

Staircase down from central hallway to:

**Basement** (rear) having wood single glazed sash window with internal secondary glazing to side aspect; exposed brick fireplace, carpeted floor, ceiling light. Door to rear store and door to:

**Basement** (front) having door to corner, wood obscure single glazed high level window to front; ceramic sink inset to corner worktop with space and connections for dryer. Radiator, ceiling light and power points. Doorway to front basement store

## OUTSIDE

The property is approached to the front off East Street, with brick paved path leading to the side door, paved steps up, and a brick edge paved patio space, perfect for plant pots to colour this outside space. Leading off Queen Street, contained by timber fencing and double gates, to the side is a courtyard style garden, accessing the kitchen door.

## East Lindsey District Council – Tax band: 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](mailto:horncastle@robert-bell.org);

Website: <http://www.robert-bell.org>

Brochure prepared 12.3.2024

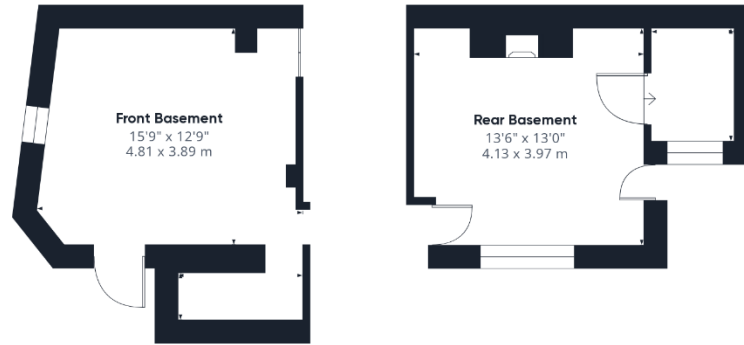




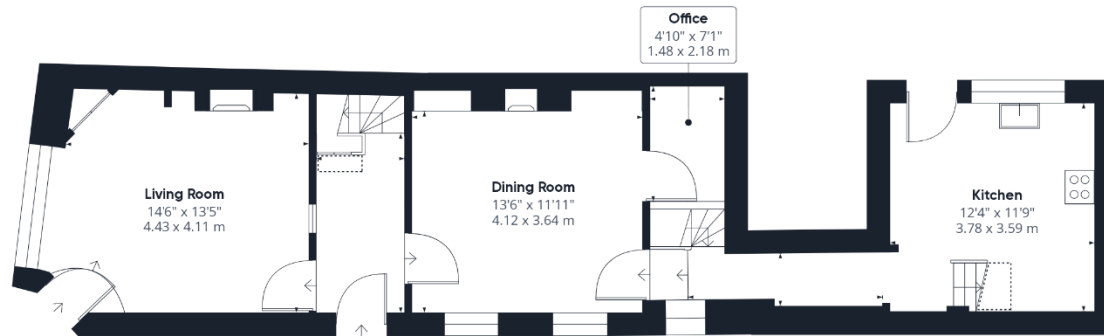
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Floor -1



Ground Floor



Floor 1



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

1710.83 ft<sup>2</sup>

158.94 m<sup>2</sup>

Reduced headroom

11.8 ft<sup>2</sup>

1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

⊞ Reduced headroom  
(below 1.5m/4.92ft)

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



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