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2023



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10 Granary Way

Horncastle, Lincolnshire. LN9 5SR

**BELL**  
ROBERT BELL & COMPANY

## 10 Granary Way, Horncastle



10 Granary Way is a substantial 4/5 bedroom family home, providing versatile accommodation with flexible features and potential to suit a range of requirements. The property offers a large living room, with open archway to dining room and sliding doors to conservatory; plus generous breakfast kitchen – with former utility space and pantry store (connections present to restore the sink space; and potential to install a door through to the office / guest bedroom and create an alternate dedicated dining area. The first floor provides four bedrooms, including master with en-suite shower room, and family bathroom; externally the lawned and gravelled garden spaces sit alongside a single detached garage and driveway parking.

The property is located to a no through road development of approx. 20 properties – chiefly bungalows – built to a popular residential area of Horncastle; leading off Langton Hill with convenient pedestrian access to the town's sports facilities and town centre services and amenities. Within particularly close proximity is the well-regarded Queen Elizabeth's Grammar School; the county city of Lincoln is 21 miles to the West & the coast 21 miles to the East.



### ACCOMMODATION

**Hallway** having wood obscure double glazed front entrance door, staircase up to first floor with built in under stairs storage space, wood effect flooring, radiator, ceiling light and power point. Doors to kitchen, office/guest bedroom, cloakroom and to:

**Living Room** (3.59 x 4.04m) with uPVC double glazed bay window to front aspect; wood flooring, radiator, TV point, ceiling light and power points. Open archway to:



**Dining Room** (2.71 x 2.85m) with wood effect flooring, radiator, ceiling light and power points. Aluminium double glazed sliding doors to:

**Conservatory** (2.99 x 2.75m) with uPVC double glazed windows to sides and rear, French doors to corner.

**Breakfast Kitchen** (6.12 x 2.84m) having uPVC double glazed windows to rear aspect; an excellent range of storage units to base and wall levels - plus rotating corner unit and full height pantry cupboard with space and connections for dryer, sink and drainer inset to square edge worktop with space and connections for upright fridge freezer, Integrated washing machine, dishwasher. Rangemaster professional + stove and induction hob beneath extractor canopy. Tile effect flooring, radiator, ceiling and spotlight fittings, power points. uPVC obscure double glazed door to side aspect.

**Office / Guest Bedroom** (3.01 x 3.70m) with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Cloakroom** (0.99 x 1.48m) with uPVC obscure double glazed window to front aspect; low level WC, wash hand basin, wood effect flooring and ceiling light.

## First Floor

**Gallery Landing** with carpeted floor and ceiling light. Doors to first floor accommodation.

**Master Bedroom** (3.02 x 4.87m) having uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

**En-suite Bathroom** (3.00 x 1.68m) having uPVC obscure double glazed window to rear aspect; panel bath with shower over, pedestal wash hand basin and low level WC. Tiles to walls, vinyl flooring and ceiling light.

**Family Bathroom** (2.45 x 1.67m) having uPVC obscure double glazed window to rear aspect; panel bath with shower over, tiled surround, pedestal wash hand basin and low level WC. Vinyl flooring, radiator and ceiling light.





**Bedroom** (3.02 x 3.16m) with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom** (3.02 x 3.77m) with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom** (2.46 x 2.69m) with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

## OUTSIDE

The property is approached via a gravel driveway, providing off road parking and access to the **Garage** (2.97 x 5.74m) with up and over doors, light and power. The front garden is laid to lawn with established flowers, shrubs and tree circling a small pond. A paved path leads from the side, beneath storm porch and to the front door.

The rear garden is predominantly laid to lawn, with mature flowerbeds laid alongside the paved patio seating space. With timber framed **Summerhouse** looking down the garden, the boundaries are contained by mixed hedging and fencing, to ensure a child and pet friendly secure space.

A personnel gate leads through to the side vegetable garden, laid to gravel with wood edged terrace plants and greenhouse. Double vehicle gates lead from here and back to the front.

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

**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.

Tel: 01507 522222;

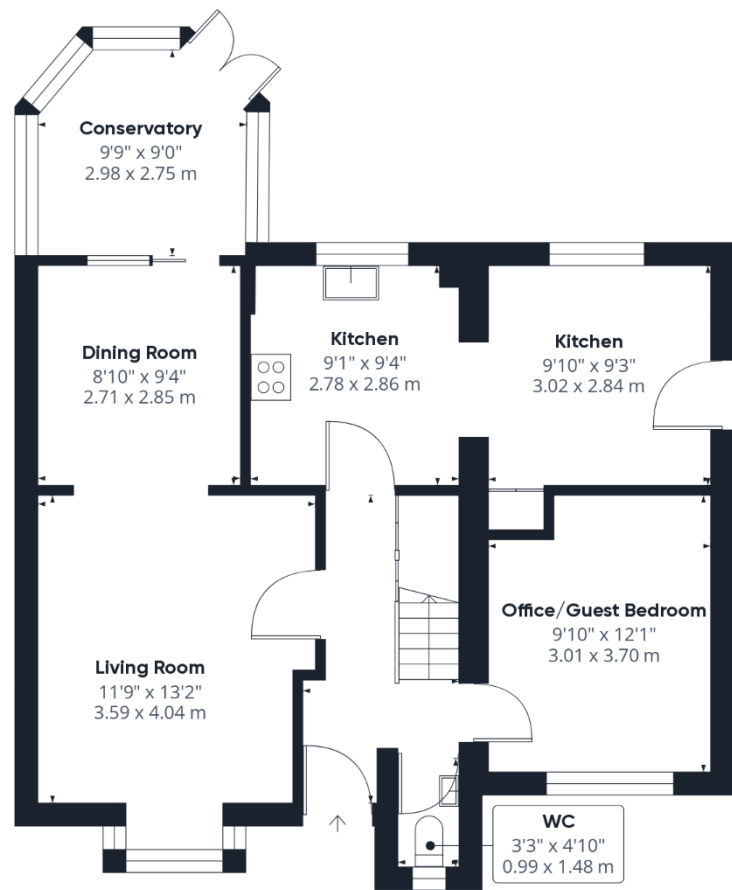
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);

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

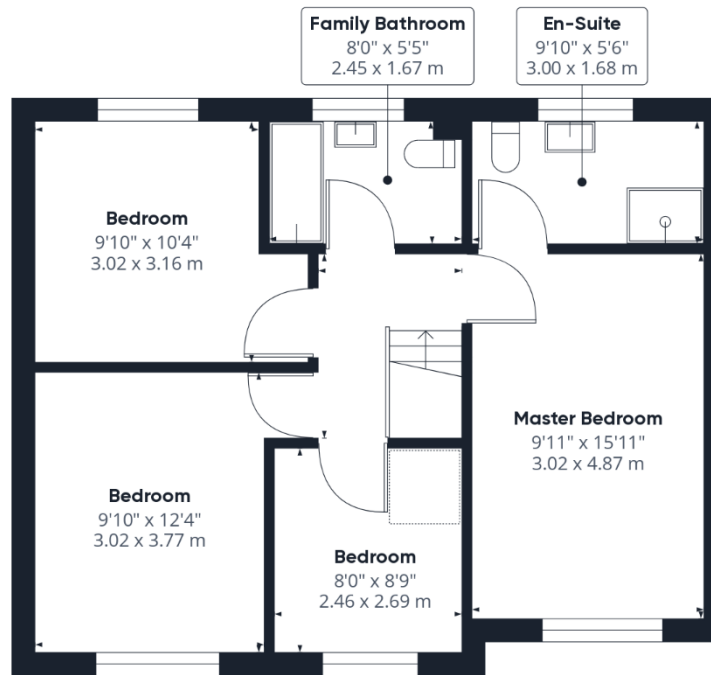
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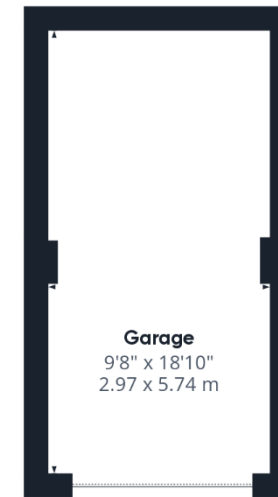




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1524.36 ft<sup>2</sup>

141.62 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.

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Old Bank Chambers, Horncastle, LN9 5HY  
Tel: 01507 522222  
Email: horncastle@robert-bell.org

www.robert-bell.org

