



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Gold Trusted
Service Award

2023

feefo



3 Lodington Court
Horncastle, Lincolnshire. LN9 6RZ



3 Lodington Court, Horncastle



3 Lodington Court is a well-proportioned family home, providing three bedrooms (including master with en suite) and flowing downstairs space to a prime corner position on this popular no through road. Enhanced and modernised by the current vendors; the property boasts a large living room with sliding doors to conservatory – with upvc double glazed roof; complemented by dining room open to modern kitchen with breakfast bar and integrated appliances. The first floor provides family bathroom and recently improved en suite shower room to the largest of three bedroom spaces.

The outside space has also received attention, with the driveway and single garage parking complemented by gravelled space down the garden side. The rear, a private child and pet friendly secure space, is laid to lawn with patio seating space facing South.

ACCOMMODATION

Hallway having a composite double glazed obscure wood effect main entrance door with uPVC double glazed window to side aspect; tiled floor, carpeted staircase to first floor, radiator and ceiling light. Doors to dining room and to:

Living Room having uPVC double glazed window to front aspect; solid wood flooring, radiators, TV point, ceiling light and power points. uPVC double glazed sliding doors to:

Conservatory having uPVC double glazed windows on dwarf brick wall to sides and rear plus ceiling; French doors to side aspect; wood effect flooring, column radiator and power points.

Dining Room with uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling spotlights and power points. Open to:

Breakfast Kitchen having uPVC double glazed window to rear, obscure patio door to side aspect; an excellent range of modern units to base and wall levels, 1 1/2 bowl sink inset to roll edge worktop with drainage furrows; further units with oak worktop and breakfast bar with space and connections





for washing machine, integrated fridge, freezer, dishwasher, Neff oven and grill, induction hob beneath extractor canopy. Tiled floor, door to pantry cupboard, ceiling spotlights and power points.

First Floor -Landing with uPVC double glazed window to rear aspect; built in storage cupboard, ceiling spotlights and power point. Doors to first floor accommodation.

Bedroom 2 with uPVC double glazed window to front aspect; carpeted floor, built in double storage space, radiator, ceiling light and power points.

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

Family Bathroom having uPVC double glazed obscure window to rear aspect; bath with panelled surround, tiles to walls and shower over, wash hand basin inset to storage unit and low level WC. Wood effect flooring, heated towel rail and ceiling spotlights.

Master Bedroom having uPVC double glazed window to front aspect; built in double door storage space, carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room having uPVC double glazed obscure window to side aspect; shower cubicle with board surround, electric shower over, wash hand basin inset to storage unit with light up mirror over and low level WC with vanity surround. Wood effect flooring, heated towel rail and ceiling spotlights.

OUTSIDE

The property is approached to the front through personnel gate, leading up paved path and to the front door. The front garden, contained by laurel hedging, is laid to low maintenance gravel.

The rear garden is predominantly laid to lawn, sleeper edged, with path running to the garage personnel door. The shape is enhanced by bark chip plant beds to sides and rear. A paved patio leads off the rear, continuing around the conservatory to the gravel driveway and parking area; with small pond.

Providing space for two vehicles of an average size, this area leads off double vehicle gates from the principal driveway to the side with access to the **Single Detached Garage** with up and over doors, light and power, and personnel door to rear .

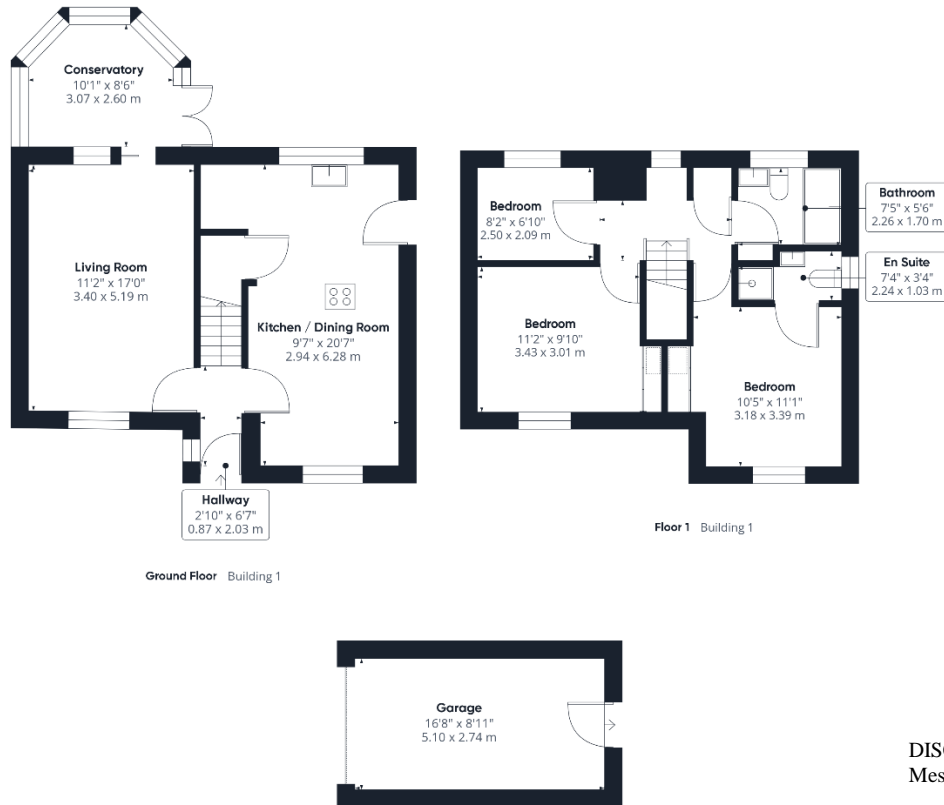


East Lindsey District Council-Tax band: C

ENERGY PERFORMANCE RATING: the

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 4.4.2024



DISCLAIMER

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

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- 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.



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

www.robert-bell.org

