



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Gold Trusted
Service Award

2023

feefo^{es}



14 Millstone Close
Horncastle, Lincolnshire. LN9 5SU

BELL



14 Millstone Close Horncastle

Providing excellently presented accommodation, 14 Millstone Court occupies an attractive position to this no-through road, Bell & Shinn development. The property includes generous living and bedroom spaces alongside well-appointed kitchen, bathroom and en suite.

14 Millstone Close sits well back from the road, enjoying an east-west orientation with gardens to the front, side and rear. The property is within walking distance for most of the full range of services and amenities of this Georgian market town, with the social and sporting facilities and prestigious Queen Elizabeth's Grammar School particularly close by.

The county city of Lincoln is located 21 miles to the West; the coastline the same distance to the East, with a regular public transport services linking Horncastle to both.



ACCOMMODATION

Entered to the front through UPVC double glazed obscure door with leaded window and coloured glass; matching side panel alongside, to:

Entrance Vestibule with tile effect flooring, radiator, ceiling light and telephone point. Open archway to:

Hallway having built in generous airing cupboard housing water cylinder, carpeted floor, radiator, loft access hatch, ceiling lights and power points. Open arch to side hallway space and doors to accommodation including:



Cloakroom with uPVC obscure double glazed window to front aspect; low level WC, wash hand basin with appropriate splash back tiling, carpeted floor and ceiling light.

Living Room having uPVC double glazed bay window to front aspect; gas fire inset to composite marble surround with wood mantle, carpeted floor, radiators, TV point, wall and ceiling lights and power points. Wood double doors to:

Dining Room with uPVC double glazed sliding door to rear aspect; service hatch to kitchen, carpeted floor, radiator, ceiling light and power points.

Breakfast Kitchen with uPVC double glazed window to rear; a good range of storage units to base and wall levels; including integrated dishwasher – space and connections for upright fridge-freezer. 1 ½r sink and, radiator, tiled floor, ceiling lights and power points. Serving hatch to dining room, door to:

Utility having uPVC obscure double glazed door to rear aspect; storage units to base level and full height, sink and drainer inset to roll edge worktop with space and connection for under counter washing machine and dryer, Wall mounted gas fired Worcester boiler, water softener, tiled floor, radiator, ceiling light and power points.

Bedroom having uPVC double glazed window to rear aspect; double door built in wardrobe spaces, carpeted floor, radiator, ceiling light and power points.



Family Bathroom having uPVC obscure double glazed window to side aspect; shell-style bathroom suite comprising; bath with tiled surround, pedestal wash hand basin with light and shaver socket over, low level WC and ceiling light. Shower cubicle with tiled surround, tiles to walls, tile effect vinyl flooring and radiator.

Master Bedroom entered to lobby space with open arch to bedroom having uPVC double glazed bay window to front aspect; carpeted floor, radiator, TV point, wall and ceiling lights and power points. Door to:

En-suite Shower Room having uPVC obscure double glazed window to side aspect; shell style pedestal wash



hand basin and low level WC, shower cubicle with tiled surround. Carpeted floor, radiator, tiles to walls and ceiling light.

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

OUTSIDE

The property is approached to the front, via a wide, brick paved driveway providing parking and turnaround space for multiple vehicles, continuing to the **Detached Single Garage** with up and over door, light and power.

The front garden is laid to lawn with a range of mature flowers and shrubs set to central planter space. A paved path leads from the driveway to the front door and circles the property, leading through personnel gates to the child and pet friendly, secure rear garden.

Predominantly laid to lawn, this space is contained by timber fencing and boundary walls, with low level wall surrounding the paved seating space leading off the living room.

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...

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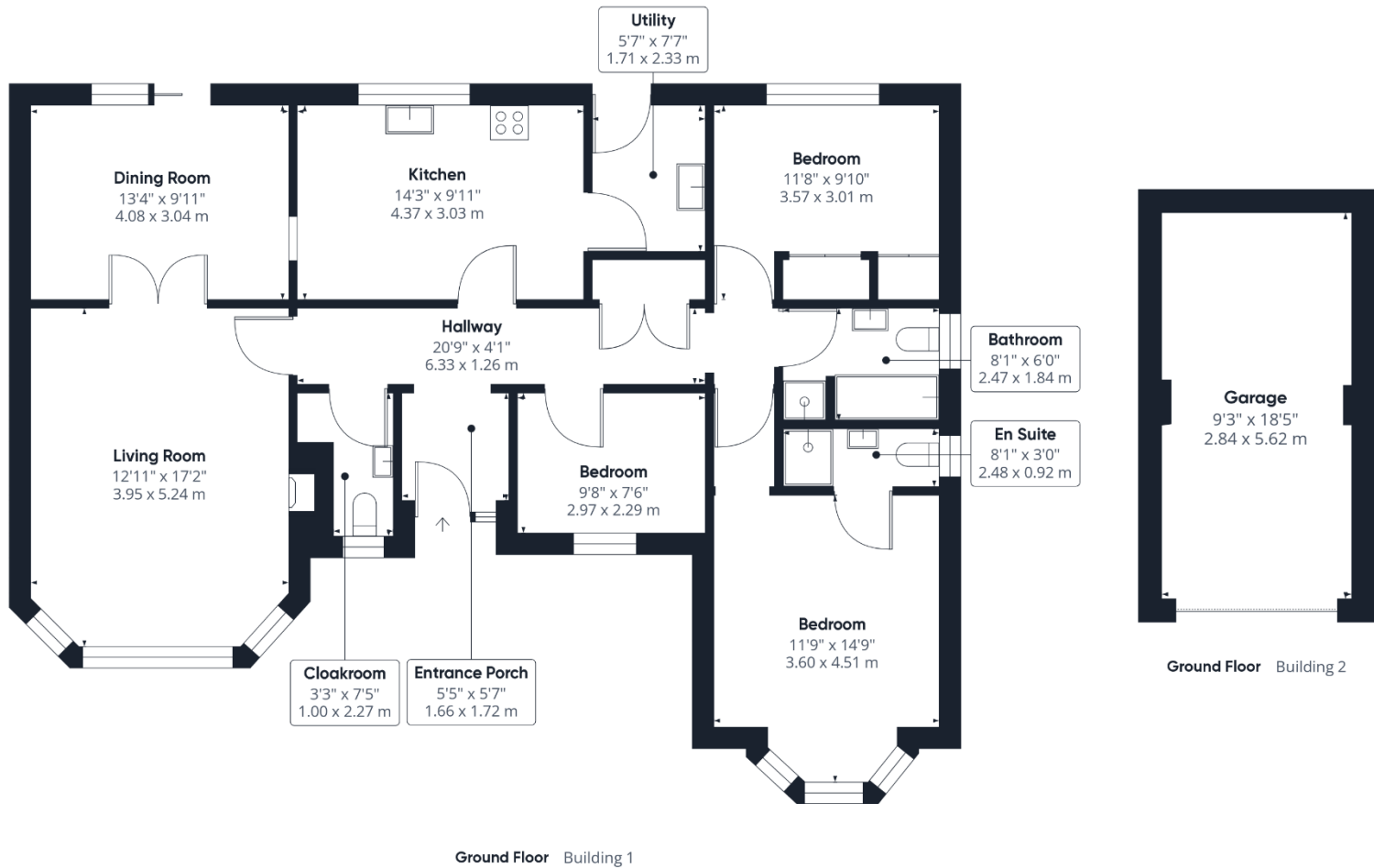
Brochure prepared 21.5.2024





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Approximate total area⁽¹⁾
1342.03 ft²
124.68 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.

GIRAFFE360



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