



**BRITISH
PROPERTY
AWARDS**

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



**Gold Trusted
Service Award**
2023 feefo

Dawnview
Albert Street, Horncastle, Lincolnshire. LN9 6AJ





Dawnview, Albert Street, Horncastle

Dawnview, is an exceptional new build property, boasting eye-catching full height and gable end windows to front and rear. Providing excellently appointed family accommodation including four bedrooms (two en suite), kitchen and bathroom fittings; the property occupies an end-of-road location within walking distance of Horncastle's full range of services and amenities.

Enjoying an east-west aspect, the property provides quality, open-plan living accommodation to the central area- comprising dining hall, breakfast kitchen and living room; plus separate lounge, utility, cloakroom and one ground floor bedroom with dressing room and en suite shower room. The first floor, with central gallery landing looking across to the front and rear aspects, provides three further bedrooms (one en suite) and family bathroom.

Complete with garden space to the rear, ample off road driveway parking for multiple vehicles and detached double garage, the property benefits from underfloor heating to the ground floor; and further energy efficient credentials.

ACCOMMODATION

Entered to the front, through wide obscure double glazed composite door, with full height side panels flanking and gable end, double glazed window over, to:

Dining Hall with wood effect flooring, central light feature to high ceiling and spotlights to regular ceiling; power points. Door to lounge, open doorway to bedroom vestibule and open to:





Breakfast Kitchen with Living Room space having uPVC double glazed bi-fold doors to rear; with Venetian blinds inset, beneath further full height trio and gable end apex window, uPVC double glazed window to side aspect. An excellent range of modern units to base and wall levels plus central island with breakfast bar. 1 1/2 bowl sink and drainer with copper coloured metalwork , inset to square edge worktop with splash back continuation; integrated fridge , freezer, dishwasher, Neff oven and grill, induction hob beneath extractor canopy. Wood effect flooring, ceiling light, floor 'runner' lights plus lighting to vaulted ceiling vertices, TV point and power points. Door to utility.

Lounge having uPVC double glazed window to front, uPVC double glazed French doors and matching full height side panels to rear aspect; large open fireplace with tiled stand and stone mantle, wood effect flooring, TV point, ceiling lights and power points.

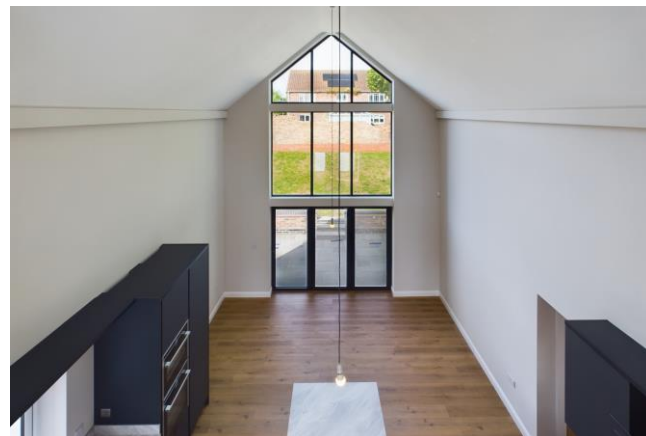
Utility having uPVC double glazed window to side aspect; a good range of storage units to base level and full height - including housing for wall mounted gas fired logic max boiler, sink and drainer inset to roll edge worktop with space and connections for under counter washing machine and dryer. Wood effect flooring, ceiling spotlights and power points. Door to:

Cloakroom with uPVC obscure double glazed window to side aspect; wash hand basin in set to vanity unit and low level WC. Wood effect flooring and ceiling spotlights.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, TV point, ceiling light and power points. Open doorway to Dressing Room with carpeted floor, inset ceiling spotlights and power points. Door to

En-suite Shower Room having walk in low threshold shower cubicle with monsoon and regular head over; tiled surround, alcove shelving, low level WC , hand wash basin inset to square edge counter top above vanity unit. Tiled floor, heated towel rail and ceiling spotlights.

Wooden staircase, with spindle and balustrade and glass infill, to:





First Floor

Gallery Landing with glass infill spindle and balustrade to front and rear, looking across voids above the kitchen and dining hall; built in airing cupboard housing water cylinder; plus further storage cupboard, carpeted floor, ceiling spotlights. Doors to first floor accommodation.

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

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

Family Bathroom having uPVC obscure double glazed window to rear aspect; P shaped bath with monsoon and regular shower head over; tiled surround, wash hand basin inset to vanity unit and low level WC. Wood effect flooring, heated towel rail and ceiling spotlights.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, TV point, ceiling light and power points. Sliding wood door to:

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

OUTSIDE

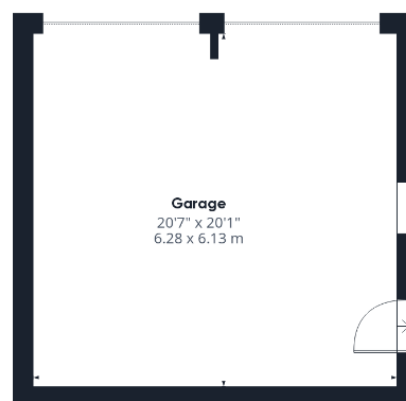
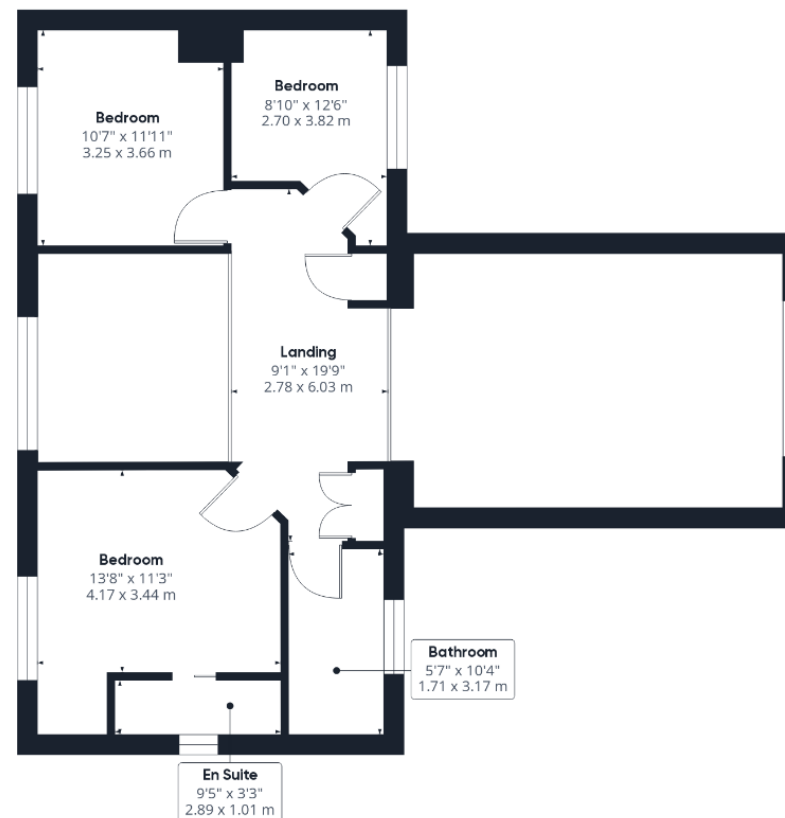
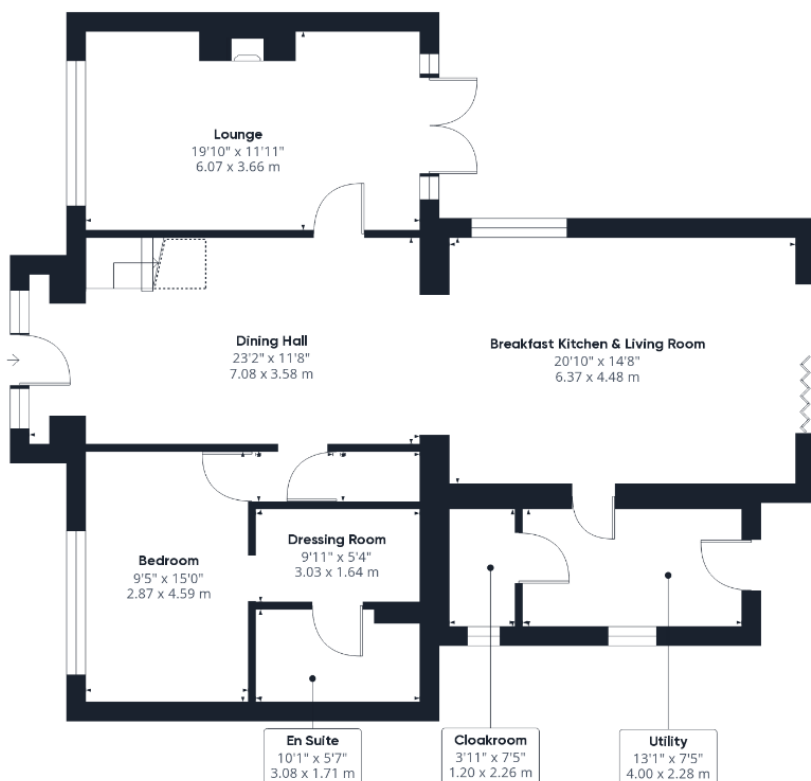
The property is approached to the rear, via a gravel driveway continuing up to the front, with parking and turnaround space, continuing to the **Detached Double Garage** with electric up and over doors, light and power, personnel door to side.

The front garden space is laid to lawn, with paved steps leading up to front door and path continuing around the side and to the rear.

Predominately laid to lawn, the rear garden is contained by brick wall to the rear and mixed hedging to the side. Leading off the living room and lounge is a generous paved patio space, contained by low level brick wall and enjoying a direct sunlight throughout the afternoon.







Approximate total area⁽¹⁾

2318.09 ft²
215.36 m²

Reduced headroom

11.86 ft²
1.1 m²

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;
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- 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.

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...

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Brochure prepared 13.5.2024

(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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