



BRITISH  
PROPERTY  
AWARDS

2023



GOLD WINNER

ESTATE AGENT  
IN HORNCastle



Gold Trusted  
Service Award

2023

feefo



**Booth House**

5 Cagthorpe, Horncastle, Lincolnshire. LN9 6DZ

**BELL**



## Booth House

5 Cagthorpe, Horncastle

Booth House is a three-bedroom corner-terrace home, set to the no through road Cagthorpe. The property is within walking distance for most of the full range of services and amenities in the Georgian market town of Horncastle, including primary and secondary schooling. There are regular public transport links to the county city of Lincoln (21 miles to the West) and the beautiful Lincolnshire coast (21 miles to the East).

The internal accommodation comprises; L-shaped conservatory, hallway, boot room, utility with W/C, kitchen and living room to the ground floor, landing, two bedrooms, cloakroom and family bathroom to the first floor and bedroom / office on the second floor. Externally there is a low maintenance courtyard style garden with brick workshop and timber shed. The property benefits from a dedicated, off-road parking space.

### ACCOMMODATION

Entered to the side through wood effect double glazed French doors to:

**Conservatory** with wood effect double glazed windows to front and sides, light and fan to polycarbonate roof, tiled floor, radiator and power points. Double doors to living room and to:

**Hallway** with wood flooring, carpeted staircase with spindle and balustrade to first floor, radiator, ceiling light and power points. Doors to boot room/store, a second store cupboard, and to further ground floor accommodation including:

**Living Room** having wood single glazed French doors and matching side panels to front aspect; exposed brick fireplace with tiled hearth and wood mantle, carpeted floor, radiator, TV point and power points.

**Kitchen** having wood effect double glazed leaded arched windows to side aspect; a good range of storage units to base and wall levels, including open shelving and glazed display units, with exposed brick columns to base level, 1 1/2 bowl sink and drainer inset to roll edge worktop with space and connections for





under counter fridge, freezer and slimline dishwasher. Rangemaster cooker inset to brick surround with oak mantle on tiled stand with extractor canopy above. Tiled flooring, radiator, ceiling spotlights and power points.

**Utility** having wood single glazed door to side aspect; storage units to base level beneath roll edge worktop with space and connections for washing machine and tumble dryer. Wash hand basin, low level WC, wall mounted gas fired Worcester boiler, tiled flooring, ceiling light and power points.

#### First Floor

**Landing** with carpeted floor, built in under stairs storage space, wall and ceiling lights. Open tread staircase to second floor, door to first floor accommodation.

**Cloakroom** with low level WC, corner wash hand basin, carpeted floor and ceiling light.

**Bathroom** having wood effect obscure double glazed window to side aspect; bath with shower over, tiled surround, shower cubicle with tiled surround, pedestal wash hand basin. Built in airing cupboard with louvre doors, wood flooring, radiator and ceiling light.

**Bedroom** with wood effect double glazed leaded window to side aspect: open alcove storage space, radiator, wood flooring, ceiling light and power points.

**Bedroom** with wood effect double glazed leaded window to front aspect; wood flooring, radiator, ceiling light and power points. Open archway to:

**Dressing Room** with wood effect double glazed leaded window to front aspect; wood flooring, radiator and power points.

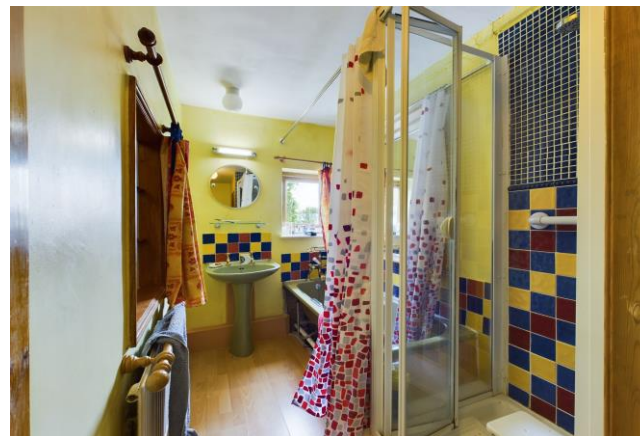
#### Second Floor

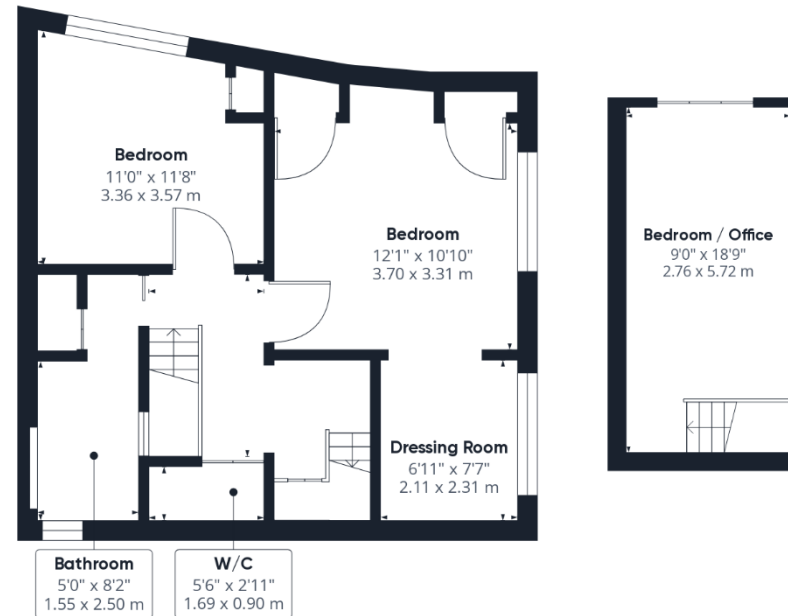
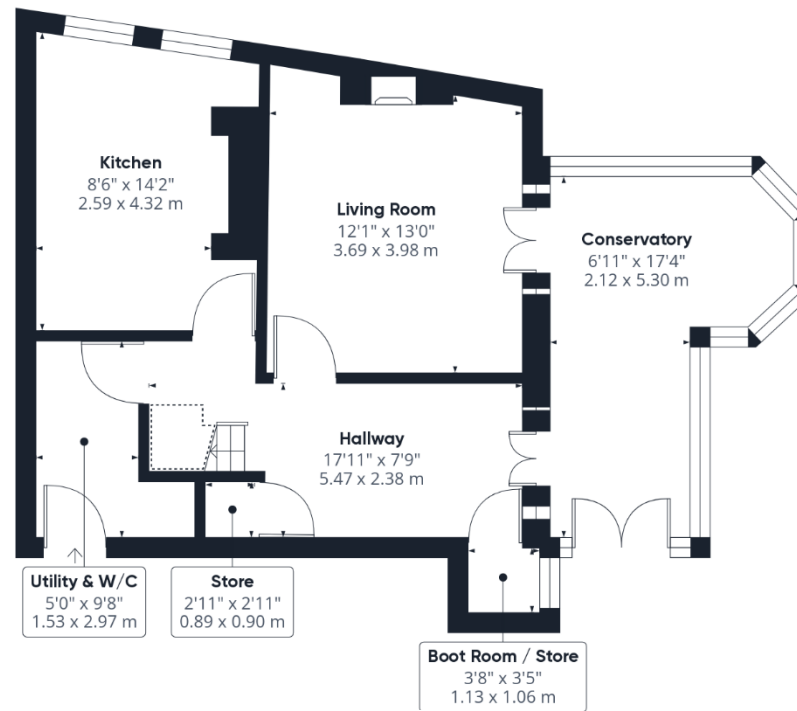
**Bedroom / Office** with Velux window to front aspect; built in storage space, carpeted floor, radiator, ceiling light and power points.

#### OUTSIDE

The property is approached to the front, with dedicated off road parking space laid to gravel. A path runs through to personnel gate, to the main door and to the garden. A generous space, the garden is laid to gravel with established flower beds, and a radial paved seating area to the centre. A brick paved path leads from the conservatory and to the store - with stable style doors and single glazed window; light and power.

There is right of access from the 'main' Cagthorpe Road up pedestrian path and to the side door.





East Lindsey District Council – Tax band: B  
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...

Old Bank Chambers, Horncastle. LN9 5HY.  
Tel: 01507 522222;  
Email: horncastle@robert-bell.org;  
Website: <http://www.robert-bell.org> Brochure prepared 23.5.2024

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

1332.64 ft<sup>2</sup>  
123.81 m<sup>2</sup>

**Reduced headroom**

10.86 ft<sup>2</sup>  
1.01 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.

**GIRAFFE 360**

**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.



43 Silver Street, Lincoln. LN2 1EH  
Tel: 01522 538888  
Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

