



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



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.

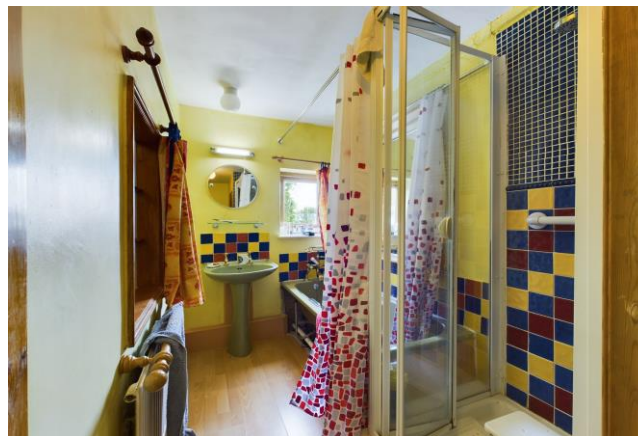
Second Floor

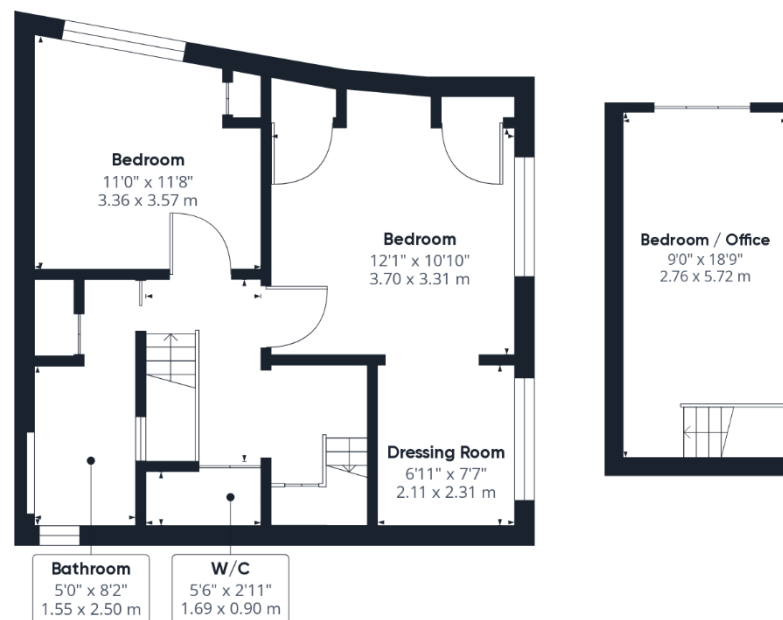
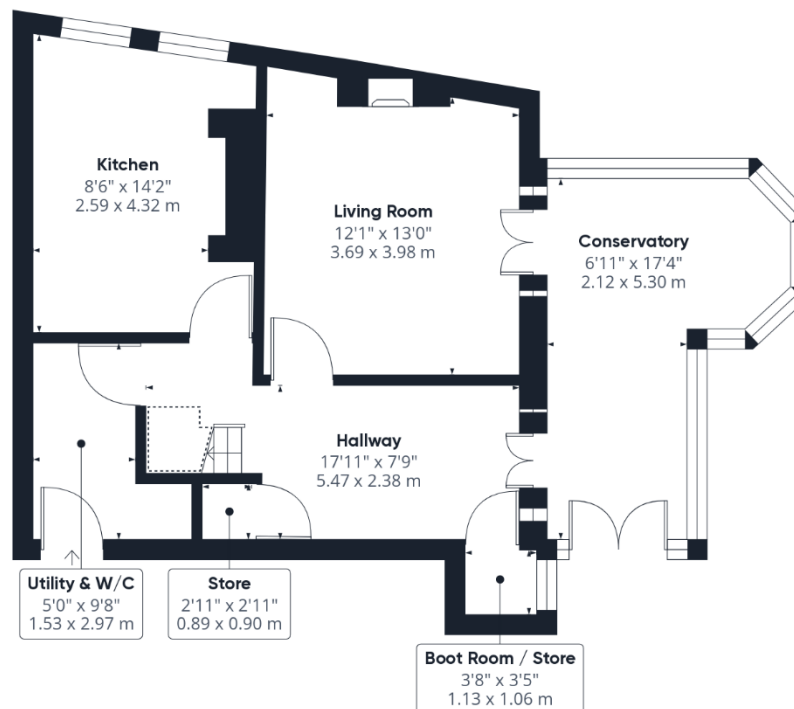
Bedroom / Office with Velux window to front aspect; built in storage space, carpeted floor, radiator, ceiling light and power points.

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...

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Website: <http://www.robert-bell.org> Brochure prepared 23.5.2024

Approximate total area⁽¹⁾

1332.64 ft²

123.81 m²

Reduced headroom

10.86 ft²

1.01 m²

(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.

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