



**9 Victoria Mill Mews**  
Horncastle, Lincolnshire. LN9 5DS

**BELL**

One of six three-bedroom, three-storey townhouses to a prominent town centre position in Horncastle. Set for completion of works in 2024, this development boasts a bright East-West aspect; with ground and first floor balcony seating spaces both overlooking the River Bain.

Excellently appointed with quality kitchen and bathroom fittings, the properties enjoy an open plan ground floor living/dining/kitchen; two bedrooms and family bathroom to the first floor and master with en suite to the second. Each property has private, off-road parking.

**PHOTOGRAPHS BELOW RIGHT & ON REVERSE ARE OF NO. 10 VICTORIA MILL MEWS, TAKEN JUNE 2024**



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## ACCOMMODATION

Entered to the front, through wood double glazed door to hallway, with initial lobby space, wood door to downstairs cloakroom, staircase to first floor and wood door to the principle ground floor area...

The living / dining / kitchen provides open plan reception space, with windows to front and rear enjoying an East/West aspect and wide French doors leading out onto the generous decking area looking over the river. The kitchen is well appointed, with Lamona oven and hob, integrated dishwasher and includes a breakfast bar. There is a useful under stairs storage cupboard.

The first floor provides two generous bedrooms, the one to the rear enjoying an adjacent dressing room / office space - and with French doors and window to the rear with a further decking-laid terrace looking west. The family bathroom completes the first floor, with P-shaped bath and shower over.

The second floor offers a generous en suite with access to useful eaves storage space; and an en suite shower room.

## OUTSIDE

The properties each have dedicated off road parking space, and boast the two aforementioned balcony seating areas to the rear. The properties are set raised from the river, with wire and stone gabions re-enforcing.

## PLEASE CONTACT THE AGENT FOR FURTHER DETAILS...

East Lindsey District Council – Tax band: TBC

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...

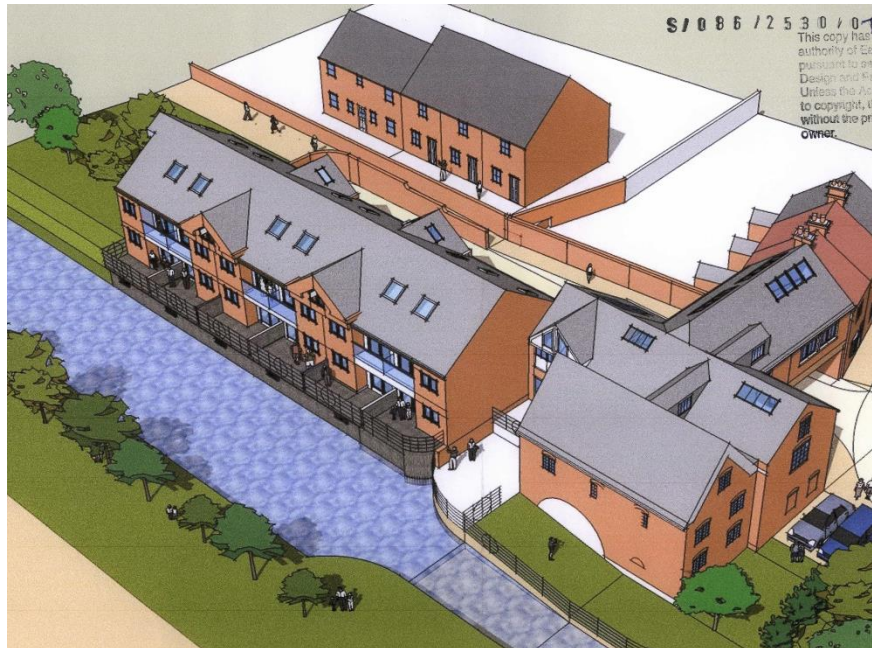
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