



BRITISH  
PROPERTY  
AWARDS

2023



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IN HORNCASTLE



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**BELL**  
01507 52222  
robert-bell.org  
**FOR SALE**

**2 The Spinney, Lincoln Road**  
Horncastle, Lincolnshire. LN9 5BS





## 2 The Spinney, Lincoln Road

2 The Spinney is a 21st Century, four bedroom bungalow providing family accommodation to a most private position off Lincoln Road, a popular residential area of Horncastle. Within walking distance of the full range of services and amenities in this Georgian market town; the property is excellently placed for Queen Elizabeth's Grammar School – with the Banovallum Secondary and further primary and specialist schools in Horncastle. The city of Lincoln is 21 miles to the West, the coast 21 miles to the East, and both accessible on regular public transport.

The property is set back from the road, providing driveway parking for multiple vehicles, and boasts an excellent rear garden with gravelled seating platform, front lawn and embankment grassland offering potential as a stunning terraced garden. The plot totals 0.48 acres (sts).

Internally, accommodation includes spacious living room, and breakfast kitchen, to the front; with utility proving useful alongside. Family bathroom, four bedrooms including master with en suite complete the space.



### ACCOMMODATION

*Entered to the side through UPVC double glazed obscure door to*

**Hallway** Of U-shaped proportions, with lights to ceiling, loft access hatch, wood effect flooring. Multiple power points. Wood double doors to storage space; further storage area. Wood doors to accommodation including:



**Living Room** Having uPVC double glazed bay window to front, window to side. Lights to ceiling, radiator, multiple power points, tv point. Carpeted.

**Breakfast Kitchen** Having uPVC double glazed windows to front and sides. Lights to ceiling, good range of storage units to base and wall levels, 1 ½ sink and drainer inset to roll-edge worktop. Belling oven and grill, four ring hob, slimline dishwasher. Space and connections for under counter appliances, upright fridge-freezer. Multiple power points, radiator, tiled floor.

**Utility** Having uPVC double glazed obscure door to side, light to ceiling. Roll edge worktop with space and connections beneath for washing machine and dryer; wall mounted gas fired Ideal boiler. Multiple power points, tiled floor.

**Family Bathroom** Having uPVC double glazed obscure window to side, light to ceiling. Low level W/C, pedestal sink, panel bath, shower cubicle with Triton electric shower and tiled surround. Tiles to half height to walls and floor, radiator.

**Bedroom** Having uPVC double glazed window to rear, light to ceiling, radiator, multiple power points, carpet.

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**Master Bedroom** Having uPVC double glazed window to front, light to ceiling, radiator, multiple power points, carpet. Wood door to

**En Suite Shower Room** Having uPVC double glazed obscure window to rear, light to ceiling. Low level W/C, pedestal sink, tiled shower cubicle. Wall mounted heated towel rail, tiles to floor.





**Bedroom** Having uPVC double glazed window to side, light to ceiling, radiator, multiple power points, carpet. Wood doors to storage space.

## **OUTSIDE**

The property is approached from Lincoln Road up brick paved driveway, opening out to provide parking space and continuing down the side to provide further drive area. The front garden is laid to lawn with a paved patio seating space to one corner. The front corner begins the 'wild garden', leading up the embankment which continues down the side of the plot providing potential for a stunning terraced garden. Currently, this space is laid out with wood enforced steps up to seating platform and top area. Wildflowers colour this space.

Leading off the driveway, through double gates and over gravel, is the rear garden; laid to lawn with a large gravelled seating platform to the rear. The property enjoys green spaces to front, side and rear and occupies a private position.

**East Lindsey District Council – Tax band: C**

**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](mailto:horncastle@robert-bell.org)

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



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Old Bank Chambers, Horncastle, LN9 5HY  
Tel: 01507 522222  
Email: horncastle@robert-bell.org

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

