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PROPERTY  
AWARDS

2023



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IN HORNCASTLE



Gold Trusted  
Service Award

2023 feefo



55B Tennyson Gardens  
Horncastle, Lincolnshire. LN9 6DD





## 55B Tennyson Gardens, Horncastle



55B Tennyson Gardens is a substantial three-bedroom family home, set to an attractive South-facing position back from the junction to Boston Road; providing convenient access to the full range of services and amenities present in the town. With spacious living room; enjoying south-facing bay window, complemented by conservatory to the rear overlooking the private garden – the property provides well-proportioned living areas which take in the front and rear outdoor spaces. The ground floor is complete with considerable dining-kitchen and cloakroom; with three bedrooms and family bathroom to the first floor completing this excellent family home.

The property is linked to the neighbouring 55C by the garage alone, this providing useful storage or parking space alongside the driveway contained within the rear fencing. The front and rear gardens are laid to lawn with attractive plant beds.

### ACCOMMODATION

**Hallway** having uPVC obscure double glazed entrance door with matching side panel, carpeted staircase to first floor, built in storage space, carpeted floor, radiator, ceiling light and power points. Doors to cloakroom and living room; part glazed door to dining kitchen

**Living Room** having uPVC double glazed bay window to front enjoying a southerly aspect; brick fireplace with tiled hearth, carpeted floor, radiator, TV point, wall lights and power points. Door to kitchen and uPVC double glazed sliding doors to:

**Conservatory** with uPVC double glazed windows on dwarf brick wall to sides and rear; French doors to side, tiled floor, TV point, ceiling light and power points.





**Dining Kitchen** having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, aluminium 1 ½ sink and drainer inset to roll edge worktop. Neff oven and five ring hob beneath extractor canopy, integrated fridge, freezer and dishwasher. Wall mounted gas fired Glow-worm boiler, tiled floor, TV point, radiator, ceiling lights and power points.

**Cloakroom** with uPVC obscure double glazed window to front aspect; low level WC, wash hand basin, radiator, wood effect flooring and ceiling light.

**First Floor - Landing** with uPVC double glazed window to rear aspect; built in storage space, carpeted floor, loft access hatch, radiator and ceiling light. Doors to first floor accommodation.

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

**Bathroom** having uPVC obscure double glazed window to rear aspect; panel bath with tiled surround, shower over, pedestal wash hand basin and low level WC. Wood effect flooring, radiator and ceiling light.

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

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

## OUTSIDE

The property is approached up the side, with shared tarmac drive leading around to the rear, and through a five bar vehicle gate to driveway parking and large **Single Garage** with up and over door, light and power.

The front garden is laid to lawn with path leading from the front and to the front door, this space coloured by an established range of shrubs, is contained by hedged boundaries to the front and side.

The rear garden, wrapping around the Conservatory, is laid to lawn with a gravelled corner plant space; paved paths running around the perimeter and hard standing for the timber framed garden store. The boundaries are contained by timber fencing.





## 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.

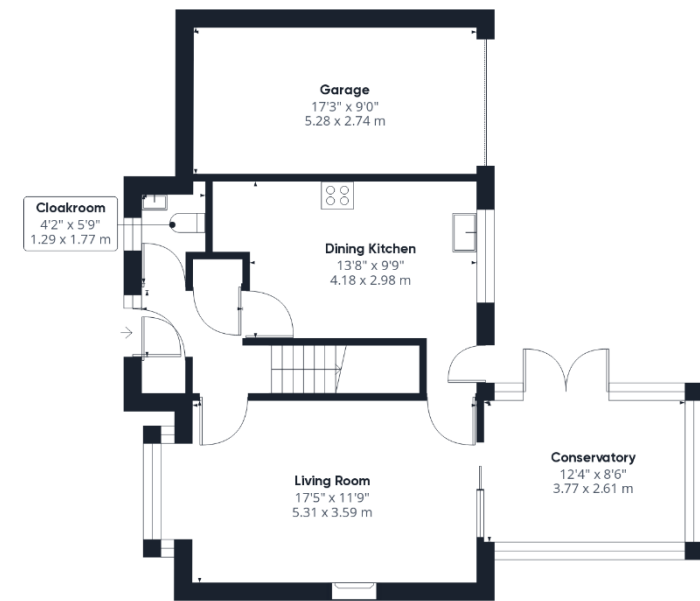
**VIEWING:** By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY

Tel: 01507 522222

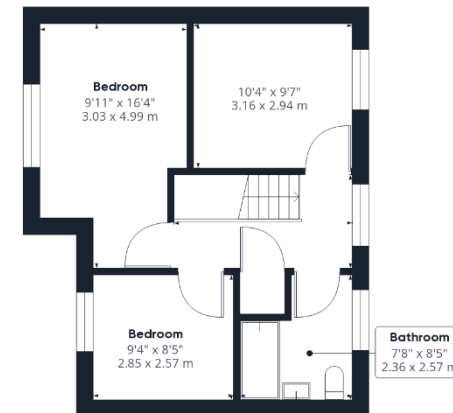
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

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

Brochure prepared 12.12.2023



Ground Floor



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Old Bank Chambers, Horncastle. LN9 5HY

Tel: 01507 522222

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

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

