



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



## I The Cottages Church Lane, Thornton, Horncastle. LN9 5JX

# BELL

A semi-detached cottage set to a private, village position with open rural views to the rear. The property enjoys a wrap-around garden, spacious living room, alongside dining kitchen and entrance porch, with two-bedrooms and bathroom to the first floor. The property has use of a single garage and parking space.

The cottage is situated within the small rural village of Thornton, which lies just outside the historic Georgian market town of Horncastle approx. 22 miles east of the Cathedral City of Lincoln. The most sought-after Lincolnshire village of Woodhall Spa is within 5 miles with excellent shopping and social amenities. Along with some lovely countryside walks including The Viking Way and The Water Rail Trail along the River Witham



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# I The Cottages, Church Lane, Thornton

## ACCOMMODATION

Entered to the side, through UPVC double glazed window to

**Entrance Porch** – with light to ceiling, upvc double glaze obscure window to side, wood effect flooring, wood single glazed door to...

**Living Room** – with upvc double glazed window to front, light to ceiling, radiators, carpet, multiple power points, log burning stove inset exposed brick surround surround, wood windowed door to...

**Dining Kitchen** – with upvc double glazed window to rear, lights to ceiling, sink and drainer inset to roll edge worktop surface, good range of storage units to base and wall levels, space and connection for under counter washing machine, upright fridge freezer, indesit oven, four induction hob beneath extractor canopy, tiled flooring, upvc double glazed french doors to rear.

Carpeted stairs from living room to...

**First Floor Landing** – with light to ceiling, carpet, wood doors to bedrooms and bathroom.

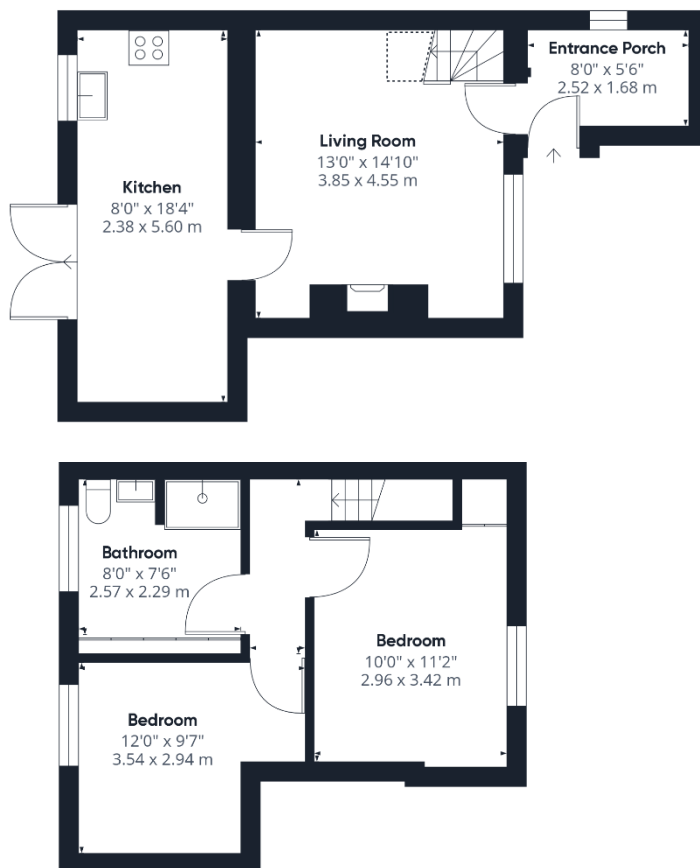
**Bedroom** – with upvc double glazed window to front, light to ceiling, radiator, carpet, multiple power points.

**Bedroom** – with upvc double glazed window to rear, light to ceiling, radiator, carpet, multiple power points.

**Bathroom** – with upvc double glazed window to rear, light to ceiling, low level wc, hand wash basin inset to vanity unit, walk in shower cubicle with triton electric shower over, tiled surround, vinyl flooring, radiator, bank of storage units to walls, shaver socket

## OUTSIDE

The property has use of a single, semi-detached garage opposite of the property, with parking space in front. The garden wraps around the property, laid to mixed paving and gravel.



East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: tbc

Mains water, electricity. LPG gas central heating, drainage to a private system

**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.

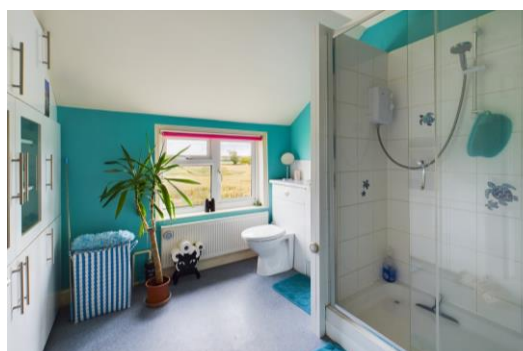
**VIEWING:** By arrangement with the agent's Horncastle Office...

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