



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCastle



9 Woodhall Road
Horncastle, Lincolnshire. LN9 5BG





9 Woodhall Road Horncastle

9 Woodhall Road is a spacious four-bedroom family home, enjoying views across Horncastle and to the hillside beyond; located in a popular residential area of this well serviced market town.

The property provides versatile ground floor spaces, currently comprising living room, dining room and breakfast room - alongside a convenient kitchen and utility plus rear conservatory stepping out onto the raised timber decked terrace; looking out across the garden and to the view beyond.

With four bedrooms, all of a generous size, including master with en suite to the first floor; the property is served by a well-equipped first floor family bathroom, versatile reception / dining spaces and a ground floor cloakroom.



ACCOMMODATION

Entrance Porch having UPVC double glazed French doors with matching side panel to frontage, tiled floor and ceiling light. Wood single glazed door with matching side panels to:

Hallway having staircase up to first floor with built in under stairs storage space, carpeted floor, radiator, wall light and power points. Part glazed doors to living room, dining room and kitchen.

Living Room having uPVC double glazed windows to front and side aspects; open fire set to stone surround with tiled hearth and oak mantle, wood effect flooring,



radiators, TV point, wall and ceiling lights and power points. Part glazed doors to:

Breakfast Room with uPVC double glazed window to side aspect; wood effect flooring, radiator, ceiling light and power points Wood single glazed door to kitchen and uPVC double glazed French doors to:

Conservatory having wood double glazed windows to sides and rear, French doors to rear and bi-fold doors to side; wood effect flooring and polycarbonate roof.

Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base level, sink and drainage furrows inset to square edge worktop with space and connections for under counter dishwasher, upright fridge freezer, Neff oven and grill, four ring electric hob beneath extractor canopy. Wood effect flooring, ceiling lights and power points. Wood single glazed folding door to:

Utility having uPVC double glazed window and patio door to rear, obscure window to side aspect; double sink and drainer inset to roll edge worktop with space and connections for under counter washing machine. Wood effect flooring, floor standing gas fired Glow Worm boiler, ceiling light and power points. Open doorway to side hallway, with wood doors to dining room and to:

Cloakroom comprising low level WC, wash hand basin, wood effect flooring and ceiling light.

Dining Room having uPVC double glazed windows to front and side aspects; wood effect flooring, radiators, ceiling light and power points. Wood single glazed obscure door to hallway

First Floor

Gallery Landing with carpeted floor, loft access hatch and ceiling light. Doors to first floor accommodation.

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





En-suite Shower Room having shower cubicle with electric shower fitting, wash hand basin and low level WC. Wood effect flooring, tiles to walls, ceiling light and shaver socket.

Family Bathroom having uPVC double glazed obscure window to rear aspect; P shaped bath with electric shower over, pedestal wash hand basin and low level WC. Tile effect flooring, tiles to walls, ceiling light, shaver socket and heated towel rail.

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

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

Bedroom with uPVC double glazed window to front aspect; carpeted floor, built in eaves storage space, radiator, ceiling light and power points.

OUTSIDE

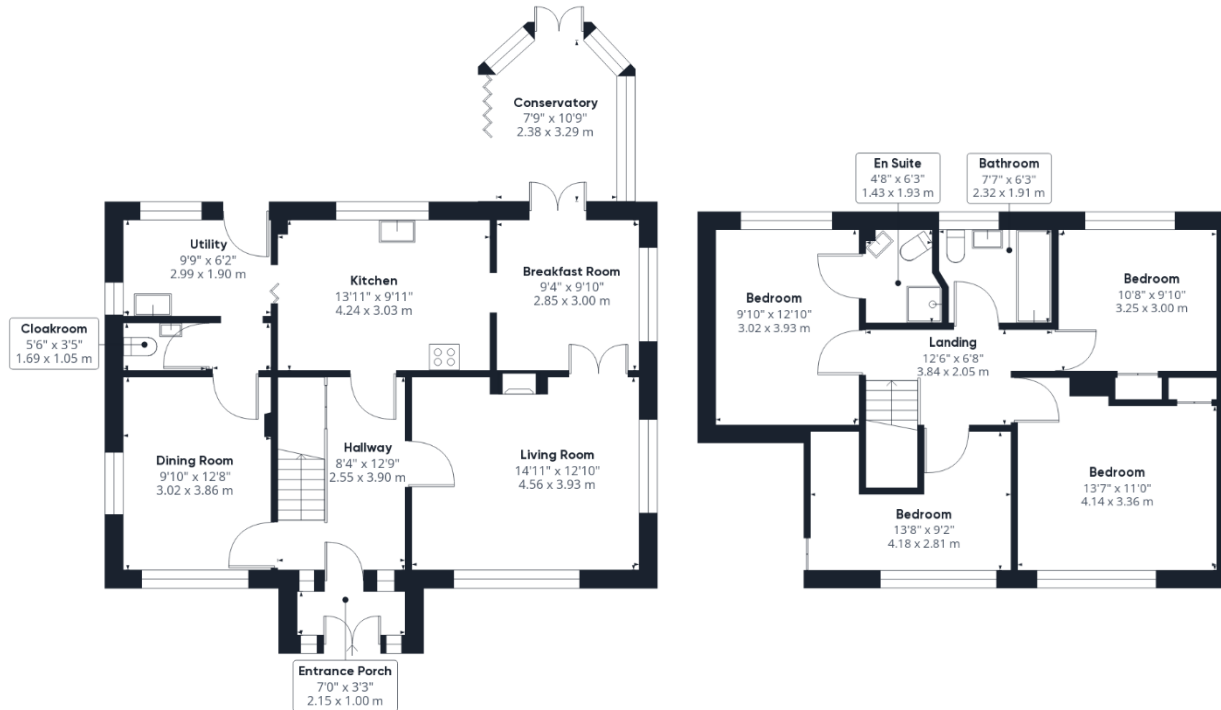
The property is approached to the front down a tarmac driveway; with turnaround space, concrete widening and gravelled turnaround / parking bay accommodation for multiple vehicles and access to the **Single Garage**, with light and power. The front garden is laid to lawn with established flowers and shrubs; contained by hedging.

The rear garden is laid to lawn; with a vast array of flowering plants and shrubs creating a beautiful environment - looked across from an elevated timber decking which provides outdoor seating space alongside and circling the conservatory. With paved steps down to the lawn, the garden benefits from a pergola covered corner space and further outdoor seating options. The boundaries are contained by mature evergreen hedging

East Lindsey District Council – Tax band: D







Approximate total area⁽¹⁾

1556.03 ft²
144.56 m²

(1) Excluding balconies and terraces



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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ENERGY PERFORMANCE RATING

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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