



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN HORNCastle



20 Madely Close  
Horncastle, Lincolnshire. LN9 6RQ

**BELL**



## 20 Madely Close Horncastle

20 Madely Close is a very well presented three bedroom semidetached house occupying an attractive corner plot in this sought after residential area of the Georgian market town of Horncastle. Madeley Close is a no through road providing a safe environment for children pets and the attractive lounge diner with central staircase gives the property an open spacious feel to the ground floor.

Madely Close is conveniently located for Horncastle town centre and its amenities including banks, doctors' surgery, supermarkets, leisure centre, post office and a range of local shops and cafes. There is an excellent range of educational facilities and regular bus services to the county capital of Lincoln and the coastal resort of Skegness.

### ACCOMMODATION

**Entrance Lobby** with composite double glazed obscure door, radiator and wood panelled doors to:

**Cloakroom** with uPVC double glazed obscure window to the front aspect; low level WC, wall mounted wash hand basin with appropriate splash back tiling and radiator.

**Lounge Diner** having uPVC double glazed window to both front and rear aspects; two radiators, TV point and multiple power points. Feature spindle and balustrade central staircase to the first floor and wood panelled door to:

**Kitchen** having uPVC double glazed window to the rear aspect and composite double glazed obscure door to the rear aspect; a good range of base, wall and full height units, stainless steel sink and drainer inset to roll edge worktop with appropriate splash





back tiling. Ariston gas hob with extractor hood over and electric oven below, space and connection for under counter fridge and washing machine. Vinyl tiled flooring, radiator and multiple power points

## First Floor

**Landing** having pair of wood panelled doors to boiler cupboard with linen shelf, multiple power points and access to loft space. Wood panelled door to:

**Bedroom 1** having uPVC double glazed window to the front aspect; double doors to wardrobe with hanging rail and shelving, radiator, TV point and multiple power points

**Bedroom 2** having uPVC double glazed window to the rear aspect; double doors to wardrobe with hanging rail and shelving, radiator and multiple power points

**Bedroom 3** having uPVC double glazed window to the front aspect; wood panelled door to storage cupboard with linen shelving, radiator and multiple power points.

**Bathroom** having uPVC double glazed obscure window to the rear aspect; panel bath with mixer tap and shower over, appropriate wall and splash back tiling and shower curtain, pedestal wash hand basin and low level WC. Radiator, carpeted flooring, shaver point and extractor fan.

## OUTSIDE

The property is approached from Madely Close over a tarmac driveway providing parking and access to the **Garage** with metal up and over door, power and light connected.

From the driveway a pathway leads around the front of the property to the main door. The front garden is predominantly laid to lawn with a curved brick wall and mature shrub boundary. A pathway runs alongside the property to a secure gate leading to the rear garden.

The rear garden is predominantly laid to lawn. The outer boundary is timber overlap fencing with a high level curved brick wall to the corner. Within a trellis screen planted with honeysuckle and ivy creates a screen for the wheelie bin storage area. A pathway leads across the back of the property to a paved seating area from where stepping stone pathways radiate out to the washing line and garden **Shed** [12' x 8' (3.65m x 2.44m)]. The seating area is framed with a planting border and further borders to the perimeter and an island bed.



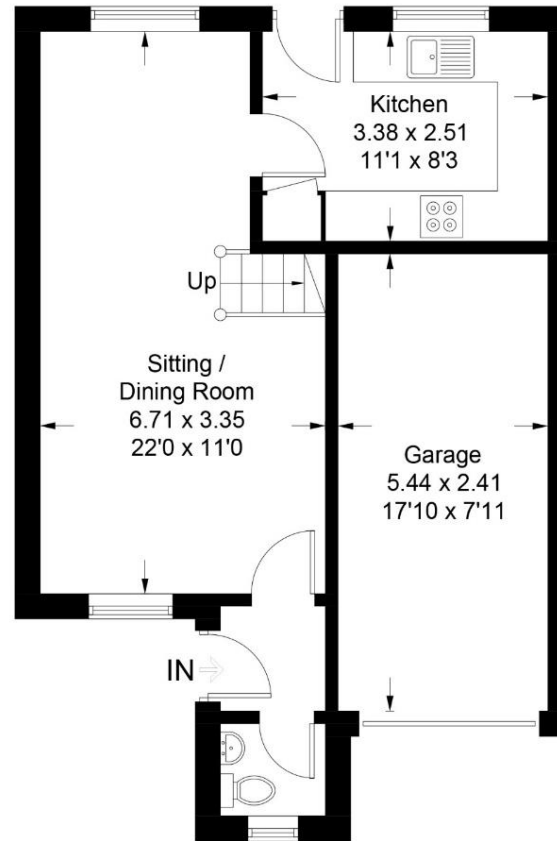


## 20 Madely Close

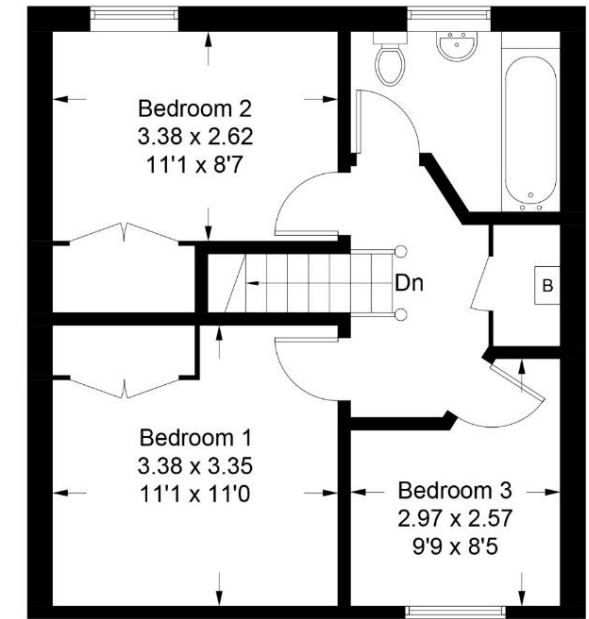
Approximate Gross Internal Area = 74.4 sq m / 801 sq ft

Garage = 13.6 sq m / 146 sq ft

Total = 88 sq m / 947 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: c

**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 18.07.2024

**DISCLAIMER**

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



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)

