



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCastle



Briarfields
West Lane, Haltham, Horncastle. LN9 6JG

BELL



Briarfields, West Lane, Haltham

Briarfields is a well-presented, three-bedroom bungalow enjoying a private, end of cul de sac position set back from the road. South-facing, with spacious accommodation, the property is well appointed with breakfast kitchen, utility; family bath & shower room plus en suite to the master. Boasting attractive gardens to the front and stunning flower beds to the paved rear spaces, Briarfields is complete with a long driveway and single garage.

With the town of Horncastle and well-serviced neighbouring villages of Coningsby and Tattershall within close proximity, the property is located away from the A153 road that runs around the village of Haltham.

ACCOMMODATION

Hallway with front entrance door, built in storage cupboard and built in airing cupboard, wood effect flooring, radiator, loft access hatch, ceiling lights and power points. Doors to accommodation including:

Kitchen having uPVC double glazed window to rear aspect; an excellent range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop, further worktop with breakfast bar with space and connections for under counter fridge; Beko oven, four ring induction hob beneath extractor canopy. Tile effect flooring, radiator, lights to ceiling and spot lights and power points. Wood windowed door to:





Utility having uPVC double glazed window to rear, obscure patio door to rear aspect; storage units to base and wall levels, Butlers sink inset to roll edge worktop with space and connections for under counter washing machine. Tile effect flooring, radiator, and ceiling light. Door to:

Cloakroom with uPVC double glazed obscure window to side aspect; low level WC, wash hand basin, tile effect flooring and ceiling light.

Living Room having uPVC double glazed window to rear aspect; exposed brick fireplace with stone hearth and wood mantle, log burning stove inset, wood effect flooring, TV point, lights to ceiling and wall and power points. uPVC double glazed sliding doors to rear, to:

Conservatory having uPVC double glazed windows to sides and rear, patio door to side; pitched roof. Radiator, wood effect flooring and power points.

Bathroom having uPVC double glazed window to side aspect; bath with Aeropulse jets, to tiled surround, shower cubicle with tiled surround, low level WC and wash hand basin inset to vanity unit. Tile effect flooring, tiles to walls, radiator and ceiling light.

Master Bedroom having uPVC double glazed window to front aspect; built in cupboards, open shelving and dressing table, carpeted floor, radiator, light to ceiling and power points. Door to:

En suite Shower Room having uPVC double glazed obscure window to side aspect; low level WC and hand wash basin to vanity unit, shower cubicle with tiled surround. Tile effect flooring, tiled to half height to walls, radiator.

Bedroom with uPVC double glazed window to front aspect; built in cupboards, open shelving and dressing table, carpeted floor, radiator, light to ceiling and power points.

Bedroom (currently used as dining room) with uPVC double glazed window to side aspect; wood effect flooring, radiator, ceiling light and power points.





OUTSIDE

The property is approached from the front through open gateway with brick columns to entrance; and up concrete driveway providing ample off road parking space for multiple vehicles, and access to the **Single Garage** with up and over door, light and power; useful internal access to hallway.

The front garden is laid to lawn with a range of established flowers, shrubs and trees; the boundaries contained by low level brick wall. The front is elevated from the road. The rear garden is bristling with life, an array of colourful flowers and shrubs throughout criss-crossed by paved paths to lead to patio seating spaces; a timber garden store and slate chipped area. A timber and wire cover contains the side garden, perfect for pet security.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: D

Oil fired central heating
Private drainage

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;
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Approximate total area⁽¹⁾

1330.31 ft²

123.59 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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