



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE

15 Lodington Court
Horncastle, Lincolnshire. LN9 6RZ

BELL



15 Lodington Court Horncastle

15 Lodington Court is a well-presented three-bedroom family home, set to a private corner position in a popular residential area of this well-served market town. Providing modern accommodation, the property is within walking distance for most of the shopping, schooling and public transport facilities of Horncastle.

With a modern garden room, opening onto the rear patio and looking across the well-maintained garden, the property benefits from an east-west position, drawing light through the open plan reception spaces throughout the day.

With further garden to the front, both outside spaces boasting a wealth of flowers to plant beds and borders, the property is complete with a single garage and driveway parking.

ACCOMMODATION

Entrance Hallway with wood double glazed obscure front entrance door, oak flooring, radiator, ceiling light and power point. Doors to living room and to:

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

Living Room having uPVC double glazed window to front aspect; oak flooring, radiator, TV point, ceiling light and power points. Door to kitchen, open to:

Dining Room with oak flooring, radiator, ceiling light and power points. Open to:





Garden Room with uPVC double glazed full height windows and sliding doors to side and rear aspect; oak flooring, column radiator, ceiling skylights, ceiling light and spotlights and power points.

Kitchen having uPVC double glazed window to rear aspect; a good range of modern units to base and wall levels, 1 ½ bowl sink and drainer inset to roll edge worktop with space and connection for under counter washing machine, Smeg oven, four ring hob beneath extractor canopy, integrated fridge and freezer. Wall mounted gas fired Worcester boiler, tiled floor, spot lights to ceiling and power points.

First Floor

Gallery Landing having uPVC double glazed window to side aspect; built in airing cupboard, carpeted floor, ceiling light and power points. Door to first floor accommodation.

Bedroom with uPVC double glazed window to front aspect; wood flooring, radiator, ceiling light and power points.

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

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

Bathroom with uPVC double glazed obscure window to rear aspect; panel bath with shower over, low level WC and pedestal wash hand basin. Heated towel rail, tiles to walls and floor and ceiling light.





OUTSIDE

The property is situated to a corner position, with driveway access from Lodington Court providing two parking spaces and continuing to the **Single Garage** with up and over door, light, power and uPVC double glazed obscure personnel door to side.

The front garden is laid to large, well-stocked flowerbeds with paths around the side and through the centre to the door; and around the side to the rear.

The rear garden is laid to lawn, with a further range of mature flowers including a series of roses; and fruit trees including apple and pear. To the rear stands a greenhouse and timber potting shed; leading off the garden room is a paved patio space. The rear garden faces south and west, enjoying sunlight from late morning and throughout the day.

East Lindsey District Council – Tax band: B

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;

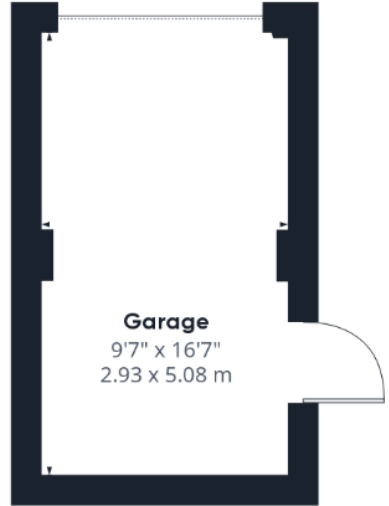
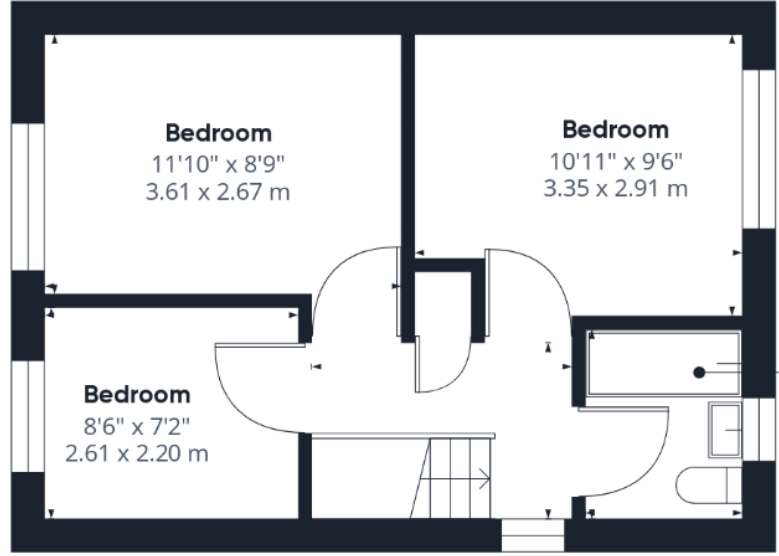
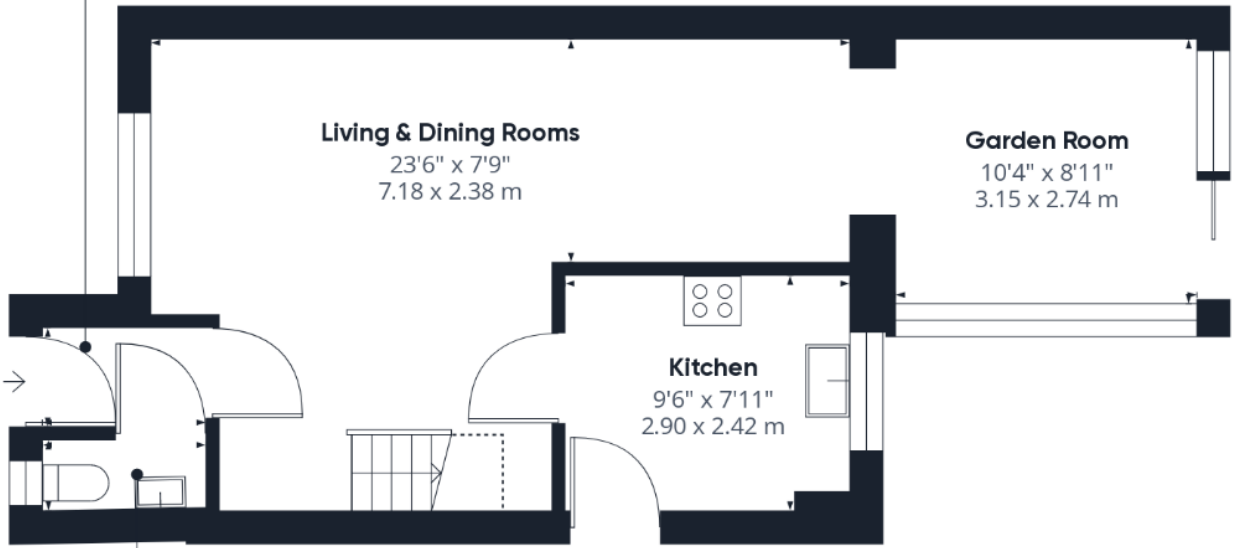
Email: horncastle@robert-bell.org;

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

Brochure prepared 30.9.2024



Entrance Hallway
5'9" x 3'4"
1.76 x 1.02 m



Approximate total area⁽¹⁾
1000.83 ft²
92.98 m²

Reduced headroom
13.56 ft²
1.26 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.

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