



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCastle

46 Tennyson Gardens
Horncastle, Lincolnshire. LN9 6DD

BELL

46 Tennyson Gardens Horncastle

46 Tennyson Gardens is a spacious three-bedroom family home; with large living room and kitchen leading off the L-shaped hallway- plus W/C and an attractive conservatory to the ground floor.

Complete with three first floor bedrooms, and bath & shower room, the property enjoys use of a well-maintained rear garden, front lawn and gravelled parking and store space.

The property is conveniently located for the services and amenities Horncastle offers, including primary and secondary schooling, supermarkets and doctors surgery. Public transport, in the form of an East-West bus service from the Lincolnshire coast and to the city of Lincoln, regularly stops in the town.

ACCOMMODATION

Hallway having wood double glazed obscure front entrance door, uPVC double glazed windows to front aspect; of L shaped proportions, carpet and wood laminate flooring, carpeted staircase to first floor, radiator, ceiling light. Tiled entranceway to rear door with door to cloakroom, windowed doors to kitchen and to:

Living Room having uPVC double glazed window to front aspect; log burning stove set to tiled surround with oak mantle, carpeted floor, radiator, TV point, ceiling light and power points. uPVC double glazed French doors to rear, to:





Conservatory having uPVC double glazed windows to sides and rear, door to side aspect and polycarbonate roof, wood effect flooring and power points.

Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop and breakfast bar with space and connections for upright fridge and freezer; under counter washing machine, dryer, Montpellier oven and hob beneath extractor canopy. Tiled flooring, radiator, external water softener, ceiling spotlights and power points. Built in under stairs storage space.

Cloakroom comprising low level WC, wash hand basin to corner, radiator, tiled to walls and floor and light fitting.

First Floor

Landing with uPVC double glazed window to rear aspect; carpeted floor, ceiling light and power points. Doors to first floor accommodation.

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

Bathroom having uPVC double glazed obscure window to rear aspect; Jacuzzi bath with tiled surround, corner shower cubicle with Mira sport electric shower over, pedestal wash hand basin and low level WC. Tiles to walls and floor, wood effect flooring, heated towel rail and ceiling spot lights.

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





Bedroom Two with uPVC double glazed windows; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front, through open driveway entrance with brick columns, leading to the gravelled parking space. The front garden is laid to lawn with established flowerbeds including an attractive birch; a further gravelled plant bed runs alongside the concreted path and to the front door.

The rear garden is laid to lawn, with mature plant beds and trees throughout, garden store and greenhouse to the side. The rear is further enhanced by the pergola covered patio seating space which leads off the conservatory. The boundaries are contained by mixed wood fencing.

East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: tbc

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 03.10.2024





(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Approximate total area⁰

1003.52 ft²

93.23 m²

Reduced headroom

15.07 ft²

1.4 m²

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

Conservatory

8'7" x 9'2"
2.64 x 2.81 m

Cloakroom

2'8" x 4'4"
0.83 x 1.33 m

Bathroom

8'7" x 5'5"
2.63 x 1.67 m

Living Room

12'1" x 17'9"
3.69 x 5.43 m

Kitchen

8'6" x 13'5"
2.60 x 4.11 m

Bedroom / Office

9'2" x 7'11"
2.79 x 2.44 m

Landing

9'3" x 5'6"
2.83 x 1.68 m

Bedroom

12'0" x 9'6"
3.68 x 2.92 m

Bedroom

11'6" x 11'11"
3.53 x 3.64 m

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