



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCastle



24 Winceby Gardens
Horncastle, Lincolnshire. LN9 6PJ



24 Winceby Gardens Horncastle

24 Winceby Gardens is a modern three-bedroom family home, offering excellently appointed and presented accommodation to an attractive corner position on this new development.

Built in 2022, the property provides a large dual-aspect living room, dining kitchen and cloakroom to the ground floor; with three bedrooms including master with en suite, and family bathroom to the first. Complete with garden, driveway parking for multiple vehicles and a lawned garden, the property is within close proximity of the petrol station, convenience store and bus stop on Spilsby Road, with public transport links to the coast, and city of Lincoln.

Horncastle is a Georgian market town, offering a full range of services and amenities including primary and secondary schooling; home to the prestigious Queen Elizabeth's Grammar School.



ACCOMMODATION

Hallway having wood effect front entrance door, uPVC double glazed window to side aspect; carpeted staircase to first floor, carpeted floor, radiator and ceiling light. Doors to living room, dining room and to:

Cloakroom with uPVC double glazed obscure window to side aspect; wash hand basin, low level WC, carpeted floor, radiator and ceiling spotlights.



Living Room having uPVC double glazed windows to front and side aspect; built in under stairs storage space, carpeted floor, radiator, TV point, ceiling light and power points.

Dining Kitchen having uPVC double glazed windows to front and side, French doors to side aspect; modern storage units to base and wall levels with space and connections for upright fridge-freezer, under counter washing machine, Beko oven and four ring hob beneath extractor canopy. Tiled flooring, radiator, ceiling spotlights and power points.

First Floor

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

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

Bathroom having uPVC double glazed obscure window to side aspect; panel bath with Redring electric shower over; tiled surround, pedestal wash hand basin and low level WC. Wood effect flooring, radiator, ceiling spotlights and shaver socket.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, radiator, TV point, ceiling light and power points.

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

En-suite Shower Room having uPVC double glazed obscure window to front aspect; shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tile effect flooring, radiator, ceiling spotlights and shaver socket.





OUTSIDE

The property is approached to the side, with tarmac driveway providing off road parking for two cars, continuing down to the **Garage** with light and power, electric door to front, door to rear, useful storage space to roof.

The front and side are laid with lawn offering a useful space away from the roadside; the property occupying a corner position on Winceby Gardens and Warner Drive. The garden, contained by wood panel fencing, is laid predominantly to lawn with a paved patio seating area and paths leading to the rear of the garage, a useful bin storage space and to the garden shed, with mains power.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: B

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.

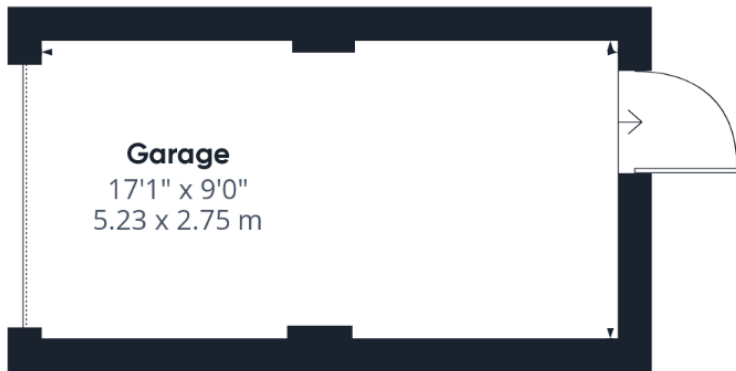
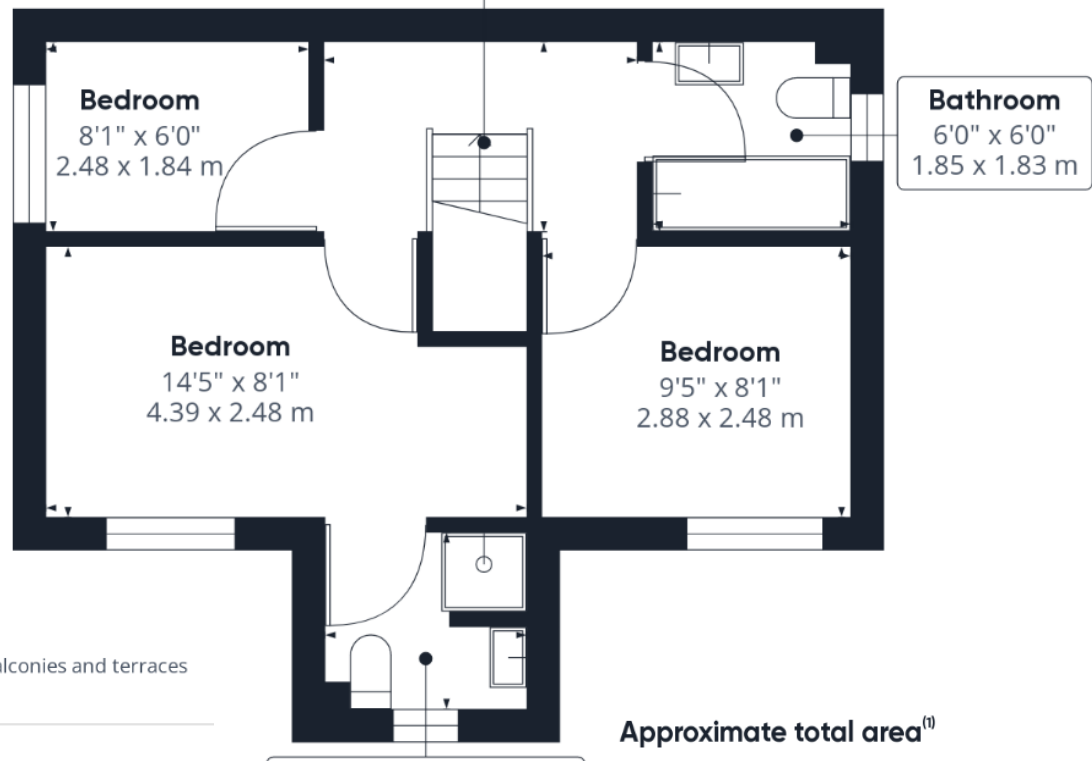
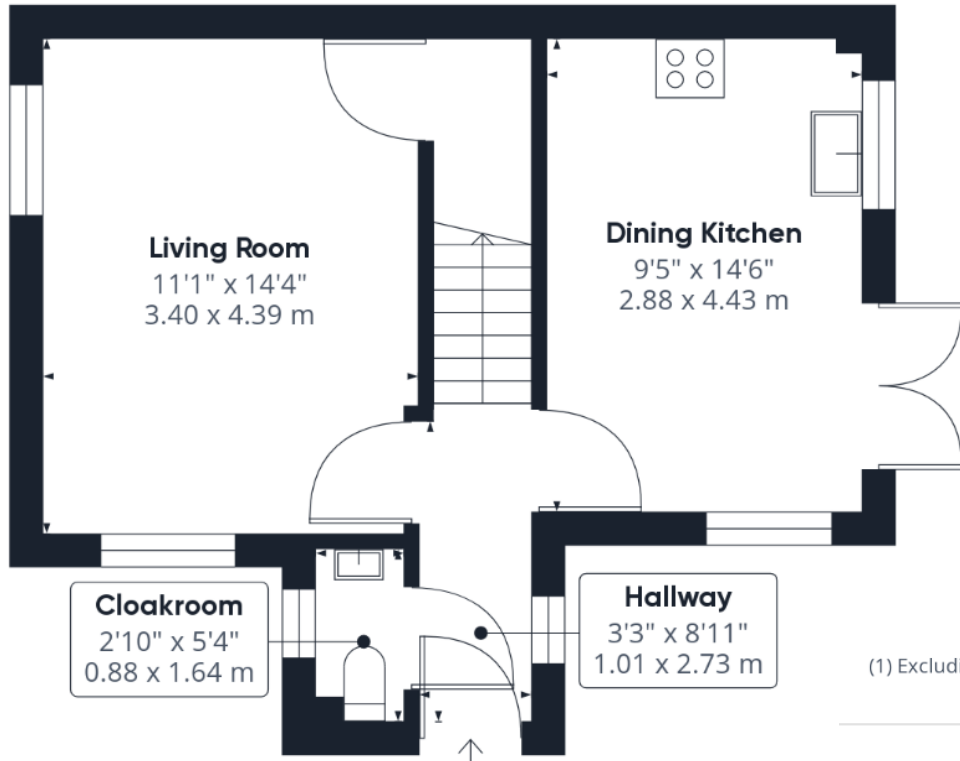
VIEWING: By arrangement with the agent's Horncastle Office

Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 10.10.2024







(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

Approximate total area⁽¹⁾

899.11 ft²
83.53 m²

DISCLAIMER

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