



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



7 Billy English Way
Horncastle, Lincolnshire. LN9 5UB

BELL



7 Billy English Way Horncastle

Individually designed, occupying a small, no-through road development of similar properties, this Shinn-built family home provides well-appointed, quality accommodation across two floors. Set with beautiful exterior lighting, quality patio to rear from which the reception spaces enter; the property is further enhanced by high-end flooring and kitchen selections made by the current vendors.

South-facing, 7 Billy English Way is entered via a beautiful open-style hallway with feature light over; oak and glass infill staircase leading up to the first-floor gallery landing – from which four bedrooms, including master with en suite, and the family bathroom are accessed. Ground floor accommodation includes an excellent dual aspect lounge, versatile dining room/second reception dining kitchen with vaulted ceiling and bi-folds to the patio, utility and store.

The property is complete with driveway parking, double garage, and lawned gardens to the front and rear. 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 composite double glazed obscure front entrance door, uPVC double glazed windows to front and side aspects; oak effect flooring with underfloor heating



(as throughout the ground floor), spindle and balustrade staircase with glass infill up to first floor with built in under stairs storage space, spot lights to ceiling, light feature to open gallery landing and power points. Oak doors to ground floor accommodation including:

Living Room with uPVC double glazed window to front, French doors to rear aspect; log burning stove set to slate hearth with tiled surround, TV point, ceiling lights and power points.

Dining Room/ 2nd Reception with uPVC double glazed French doors to rear aspect; carpeted floor, TV point, ceiling lights and power points. Oak glazed double doors to hallway.

Dining Kitchen having skylights and spot lights set to vaulted ceiling, an excellent range of modern storage units to base and wall levels, plus island with deep set drawers, wine rack and cooler and open shelves; breakfast bar to corner and side, light feature over. 1 1/2 sink and drainer set to granite bevel edge worktops, Neff double oven, one having microwave feature, AEG gas hob beneath Bosch extractor canopy, Neff integrated dishwasher and full height fridge, TV point and power points. Tiled flooring, Bifold double glazed doors to side, setting out on to patio and full height uPVC double glazed windows to rear. Oak door to:

Utility having uPVC double glazed patio door to side aspect; a good range of storage units to base and wall levels plus full height cupboard housing gas fired Worcester boiler, sink and drainer set to roll edge worktop with space and connections for under counter washing machine, dryer and upright full height appliance, Oak effect flooring, ceiling spotlights and power points.

Cloakroom comprising; low level WC, wash hand basin set to vanity unit, tiled flooring and ceiling spotlights.

First Floor

Landing with carpeted floor, loft access hatch, radiator, ceiling spotlights and power points. Oak door to airing cupboard housing water cylinder and to further accommodation including

Bedroom 4 / Office with uPVC double glazed window to front aspect; 2x built in oak double door wardrobe/storage space, carpeted floor, radiator, ceiling light and power points.

Bedroom 3 with uPVC double glazed window to front aspect; oak double doors to built-in wardrobe/ storage space, carpeted floor, radiator, ceiling light and power points.





Bedroom 2 with uPVC double glazed window to rear aspect; oak double doors to built-in wardrobe and storage space, carpeted floor, radiator, ceiling light and power points.

Family Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with tile surround, shower cubicle with monsoon and regular head over, tiled surround, wash hand basin set to storage space and low-level WC. Tiles to floors and to half height to walls, heated towel rail and ceiling spotlights.

Master Bedroom having uPVC double glazed windows to side and rear aspect; carpeted floor, radiator, ceiling light and power points. Oak door to:

En-suite Shower Room having shower cubicle tiled surround, regular and monsoon head over, wash hand basin set to vanity unit and low-level WC. Tiles to walls and floor, heated towel rail and ceiling spotlights.

OUTSIDE

The property is approached to the front, via a brick paved driveway providing ample off-road parking for multiple vehicles and access to the **Double Garage** with up and over electric doors to front, concrete floor, light and power.

The front garden is laid to lawn, with gravelled parking space alongside, and path leading through personnel gates to the private, secure rear garden. The front and side boundaries are contained by established hedging.

The rear garden, predominately laid to lawn, with sleeper-edged paved patio space leading off the rear of the property. Set with timber fencing to ensure a child and pet friendly secure space, fledgling fruit trees are establishing themselves to the corners. The rear boundary is contained by mixed hedging and trees; to the side sits a useful gravelled storage space.

East Lindsey District Council – Tax band: F

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

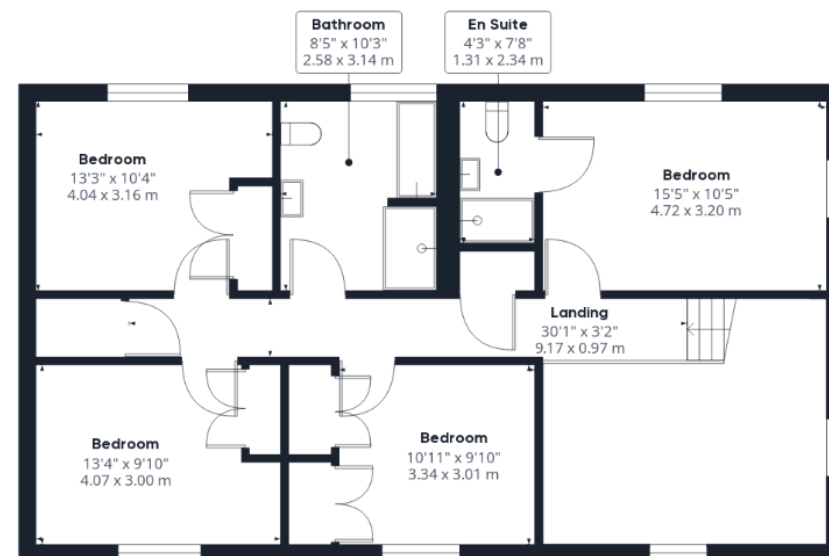
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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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