



BRITISH  
PROPERTY  
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



English House  
Boston Road, Horncastle. LN9 6EL

BELL









## English House

Boston Road, Horncastle

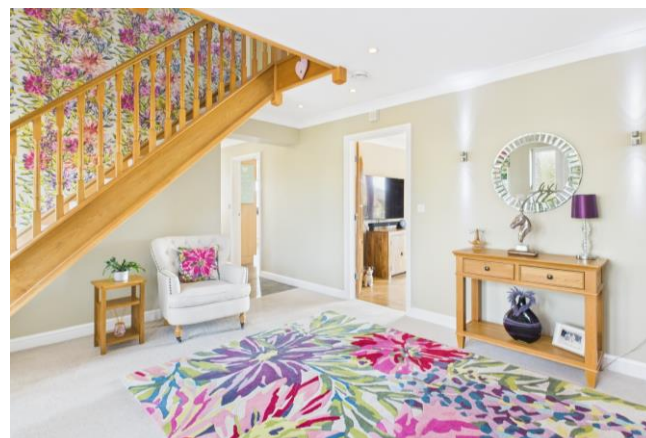
English House is an excellently presented 4/5 bedroom family home, built by highly regarded local builders Bell & Shinn. Enjoying an excellent, secluded position at the end of a no-through road, the property boasts the most stunning Westerly views over paddock and farmland – an unexpected delight given the convenient short distance in to town. Indeed, the full range of services and amenities Horncastle has to offer, including primary & secondary schooling, supermarkets, doctors surgery – and public transport links to the City of Lincoln and the coast – are within convenient walking distance.

With underfloor heating throughout the ground floor, the property offers a beautiful dual-aspect Living Room, alongside versatile Snug and Family Room / Bedroom Five plus a wonderful Dining Kitchen; which looks out across the garden to the rear. Continuing with Utility, Cloakroom, Office and internal access to the Double Garage to the ground floor; the first then encompasses four bedrooms (two with en suites), including an excellent Master with French doors to rear Balcony, looking across the rural view from a unique vantage point. Above the Garage is a flexible Studio / Office / Reception space.

The gardens are predominately laid to lawn, with paved patio leading off the rear and looking across the garden to the fenced off paddock & former Stable also belonging to English House. The property offers ample parking space for multiple vehicles, and has an Electric Vehicle charging point in the Garage.

### ACCOMMODATION

Entered to the front through uPVC double glazed door with matching side panels, to...







**Entrance Hallway** – with spot lights to ceiling and lights to wall, carpet then tiles, multiple power points, oak carpeted staircase to first floor. Doors through to accommodation including...

**Living Room** – with uPVC double glazed bay window to front, spot lights to ceiling, carpet, tv point, multiple power points, log burning stove set to tiled surround.

**Snug** – with uPVC double glazed French doors to rear, windows alongside, light to ceiling, wood flooring, tv point, multiple power points.

**Dining Kitchen** – with uPVC double glazed windows to side and rear, French doors to side. Spot lights to ceiling and light fittings over dining area. Excellent range of storage units to base, wall levels and central island including glazed display shelving; 1 ½ sink and drainer set to bevel edge worktop with drainage furrows. Double oven, warming tray; induction hob beneath extractor canopy. Space and connections for upright American-style fridge-freezer, dishwasher. Tiled flooring, multiple power points.

**Family Room / Bedroom** – with uPVC double glazed window to front, light to ceiling, carpet, multiple power points.

**Cloakroom** – with uPVC double glazed obscure window to side, light to ceiling, low level W/C, hand wash basin, tiled flooring.

**Utility** – with uPVC double glazed window and obscure patio door to side, light to ceiling, franke sink and drainer set to roll edge worktop surface, storage units beneath. Space and connections for under counter washing machine and dryer, tiled flooring, multiple power points, wood doors to storage space and garage.

**Office** – with uPVC double glazed window to side, light to ceiling. Multiple power points, carpet.

*Up carpeted stairs with oak spindle and balustrade to...*

**First Floor Gallery Landing** – with double glazed skylight to front, spot lights to ceiling, wood door to eaves storage space, radiator, carpet. Wood door to storage space, wood doors to bedrooms and family bathroom...

**Bedroom Two** – with uPVC double glazed window to side, light to ceiling, wood double doors to storage space, carpet, multiple power points, radiator. Wood door to







**En Suite Shower Room** – with spot lights to ceiling, low level W/C, hand wash basin set to storage unit with illuminated mirror over, shower cubicle with board surround, mosaic tile flooring, shaver socket, heated towel rail.

**Bedroom Four** – with uPVC double glazed window to side, light to ceiling, carpet, multiple power points, radiator, wood double doors to built in wardrobe storage.

**Master Bedroom** – with uPVC double glazed french doors a with windows alongside, to balcony to rear, light to ceiling, radiator, carpet, multiple power points. Wood door to walk in wardrobe (with light), wood door to...

**En Suite Shower Room** – with uPVC double glazed obscure window to side, spot lights to ceiling, low level W/C, hand wash basin to storage unit with illuminated mirror over. Walk in shower confirm with monsoon and regular heads over, tiles to walls and floor, heated towel rail.

**Family Bathroom** – with uPVC double glazed obscure window to rear, spot lights to ceiling, low level W/C, bowl style hand wash bassinet to glass and oak stand. Corner shower cubicle with tiled surround, panel bath. Tiles to walls, wood effect flooring, radiator, shaver socket.

**Bedroom Three** – with uPVC double glazed windows to rear, light to ceiling, carpet, radiator, multiple power points. Wood doors to built in storage space and eaves store.





### Approximate total area<sup>(1)</sup>

3857.24 ft<sup>2</sup>

358.35 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

### Balconies and terraces

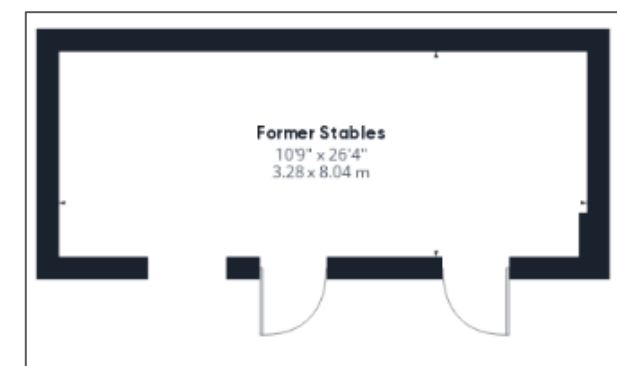
28.74 ft<sup>2</sup>

2.67 m<sup>2</sup>

### Reduced headroom

97.82 ft<sup>2</sup>

9.09 m<sup>2</sup>









## OUTSIDE

The property is approached to the front, through brick columns flanking the driveway entrance, and up brick paved driveway, providing ample parking and turnaround space for multiple vehicles and leading to the...

**Double Garage** with electric roller shutter doors; lights and power connection. EV charging point. Wood door to **Stairwell**, carpeted and home to wall mounted gas fired Worcester boiler. Carpeted stairs to versatile **Office / Studio / Games Room** with skylights to sides; uPVC double glazed circular window to front. Carpeted, radiator, multiple power points.

The **Front Garden** provides a vibrant array of colour, with mature, established flowers, shrubs and trees set to the border of lawned spaces. A slate-chipped flower beds sit alongside the front door. The side path, contained by wooden gate to ensure a child and pet friendly, secure space beyond, leads through to the...

**Rear Garden** – initially laid to paved patio seating, the garden ambles down to provide a beautiful rear lawn, set with further mature borders and trees. With hedged boundaries continuing the green environment, fenced off to the rear is a useful grass paddock space with small wooded area and the former **Stables**; with half height doors to front. Partially being with timber reinforcement and sheet roof.

**East Lindsey District Council – Tax band: F**

## ENERGY PERFORMANCE RATING: C

Mains water, electricity, gas, 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](mailto:horncastle@robert-bell.org);

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

Brochure prepared 06.03.2025

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Old Bank Chambers, Horncastle. LN9 5HY  
01507 522222  
[horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

