



**3 Woodland View**  
Thornton, Horncastle. LN9 5LA

**BELL**





## 3 Woodland View Thornton

3 Woodland View is a spacious, three-bedroom semi-detached property enjoying a stunning rural view to the South, set with gardens and ample parking for multiple vehicles. Placed well for access to both Horncastle, a busy market town with a full range of services and amenities, and the popular inland resort of Woodhall Spa, this family home is focused around making the most of the uninterrupted outlook over arable farmland and woodland laid out beyond the front.

### ACCOMMODATION

*Entered to the front through wood single glazed obscure door to...*

**Entrance Hallway** - with light to ceiling, carpet, power points. Wood doors to kitchen and

**Living Room** - with uPVC double glazed windows to front and rear, lights to ceiling and wall. Stone style brick fireplace with tiled stand, oak shelving. Multiple power points, tv point, carpet.

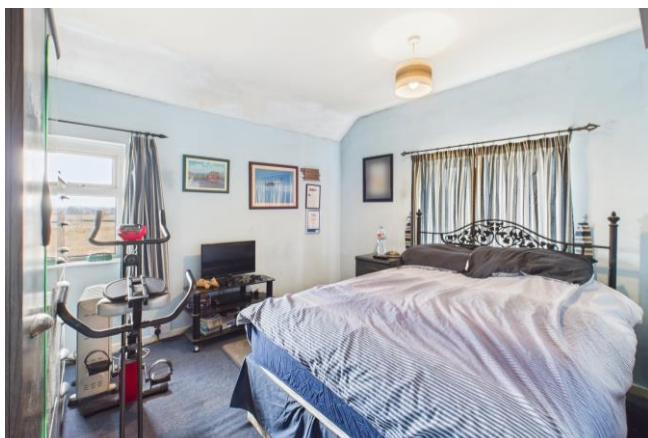
**Breakfast Kitchen** - with uPVC double glazed window to side, light to ceiling. Good range of storage units to base and wall levels, sink and drainer set to roll edge worktop. Electric cooker, space and connections for under counter washing machine and fridge. Tv point, multiple power points, vinyl flooring. Wood door to ...

**Utility** - with uPVC double glazed obscure door to the rear, window to rear. Light to ceiling, space and connections for washing machine. Vinyl flooring.

*Carpeted stairs with hand rail to...*

**First Floor Landing** - with uPVC double glazed window to rear, light to ceiling. Carpet, radiator. Wood doors to first floor accommodation including





**Bedroom One** - with uPVC double glazed window to front, light to ceiling. Electric heater, multiple power points, carpet. Wood doors to built in wardrobe storage space.

**Bathroom** - with uPVC double glazed obscure window to rear, light to ceiling. Pedestal sink, panel bath, tiled to walls, carpet.

**Cloakroom** - with UPVC double glazed obscure window to rear, light to ceiling. Low level wc, tiled walls and carpeted floor.

**Bedroom Three** - with UPVC double glazed window to side, light to ceiling. Carpet, multiple power points.

**Bedroom Two** - with UPVC double glazed window to front, light to ceiling. Multiple power points, carpet.

## OUTSIDE

The property is approached to the front up a brick paved driveway, leading beneath lean to car port providing covered parking space, and continuing to the single **Garage** with up and over door to front; light, power, door and window to side.

The **Front Garden** is laid to gravel with mature shrubs; contained by hedge to the side and post and chain fence to the front.

The **Rear Garden** is predominantly laid to lawn, with hedged side boundaries and post and wire to the rear ensuring a green environment - looking across to the neighbouring paddock. A pleasant paved seating space extends off the garage.

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

**ENERGY PERFORMANCE RATING: D**

**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.

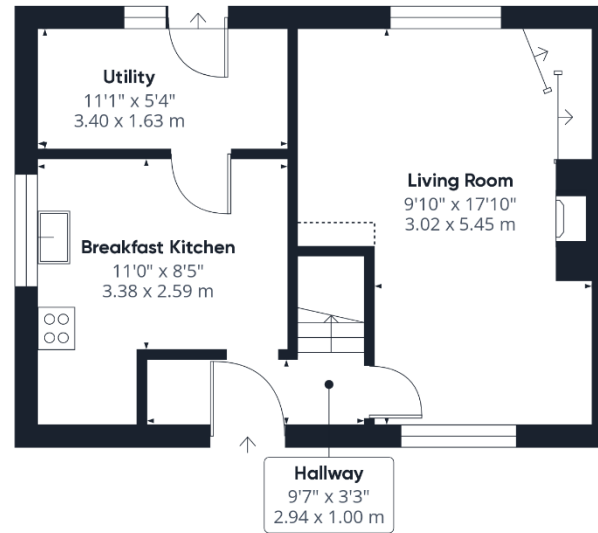
Tel: 01507 522222;

Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);

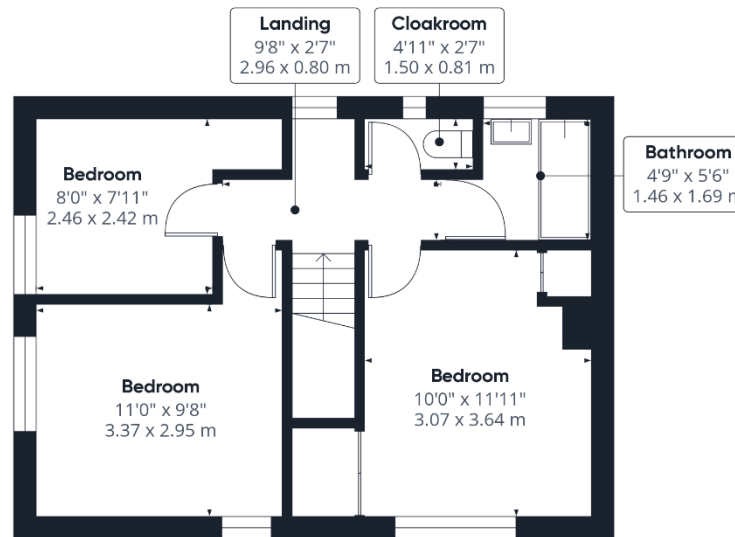
Website: <http://www.robert-bell.org>

Brochure prepared 07.03.2025





Ground Floor



Floor 1



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

816.75 ft<sup>2</sup>  
75.88 m<sup>2</sup>

**Reduced headroom**

3.27 ft<sup>2</sup>  
0.3 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.

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

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

