



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCastle



4 Bellwater Bridge

Spilsby Road, New Leake, Boston, Lincolnshire. PE22 8LD

BELL



4 Bellwater Bridge

New Leake

4 Bellwater Bridge is a semi-detached, three-bedroom property enjoying stunning open rural views; enhanced by the current vendor and enjoying a generous lounge space, with snug leading off to the rear. Complete with a modern kitchen, utility, pantry store and central hallway to the ground floor, accommodation continues with three bedrooms and family bathroom to the first. Occupying a plot of approx. 1/4 acre (sts), gardens to the front and rear with two outbuildings and a further store.

ACCOMMODATION

Entrance Hallway having uPVC double glazed front entrance door with obscure coloured glass, carpeted staircase up to first floor, carpeted floor, radiator and ceiling light. Wood glazed door to:

Living / Dining Room having uPVC double glazed window to front (please note the window pane has been replaced since the photographs were taken); multi fuel stove set to stone hearth with oak surround, carpeted floor, radiator, TV point, ceiling lights and power points. Door to central hallway and folding wood double doors to:

Snug with uPVC double glazed French doors to rear aspect; tiled flooring, ceiling light and power points. Door to:

Utility/Cloakroom having uPVC double glazed window to side aspect; roll edge worktop with space and connections beneath for washing machine and above for dryer, tiled flooring, low level WC, wash hand basin, radiator and ceiling spotlights.

Central Hallway

Kitchen having uPVC double glazed windows to front and rear, patio door to side aspect; a good range of storage units to base and wall levels including glazed and open display shelving with lights, radial sink and drainer set to roll edge wood effect worktop. Beko oven, four ring Bosch hob beneath extractor





canopy, under counter space and connections for fridge and freezer. Wood flooring, radiator, ceiling lights and power points.

First Floor -Landing with uPVC double glazed window to side aspect; carpeted floor, loft access hatch, ceiling light and power points. Doors to first floor accommodation.

Bedroom 1 with uPVC double glazed window to front aspect; carpeted floor, built in storage space, radiator, ceiling light and power points.

Bedroom 3 with uPVC double glazed window to rear aspect; carpeted floor, built in wardrobe space, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to rear aspect; P shaped bath with shower over; board surround, pedestal wash hand basin and low level WC. Vinyl flooring, heated towel rail and ceiling spotlights.

Bedroom 2 with uPVC double glazed windows to front and rear aspects; carpeted floor, radiator, loft access hatch, ceiling light and power points.

OUTSIDE

The property is approached to the front through five bar vehicle gate and via concrete driveway, providing ample off road parking for multiple vehicles.

The front garden is predominantly laid to lawn with mature shrubs and hedging. The rear garden is also laid to lawn, with a concrete patio leading off the snug. With evergreen hedging, the garden faces east and south, and includes **Timber and Concrete Outbuildings** with light and power, and a further timber **Store**.

East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING; D Oil fired central heating.

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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Email: horncastle@robert-bell.org;
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Brochure prepared 11.4.2025





(1) Excluding balconies and terraces

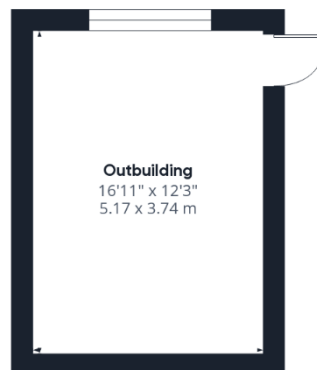
Reduced headroom

..... 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.

GIRAFFE360



Approximate total area⁽¹⁾

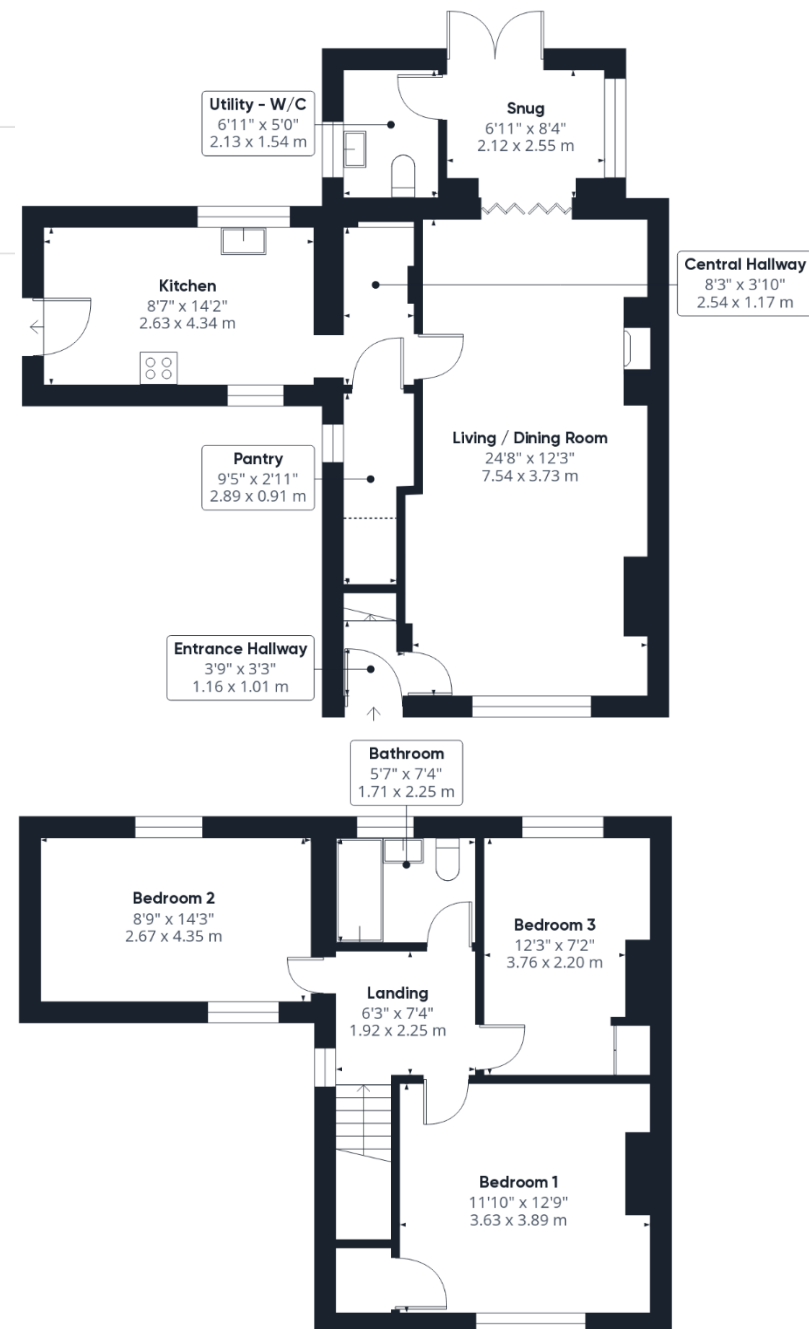
4698.41 ft²

436.49 m²

Reduced headroom

9.34 ft²

0.87 m²



DISCLAIMER

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