



BRITISH  
PROPERTY  
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE

Plot 24 (SSTC)



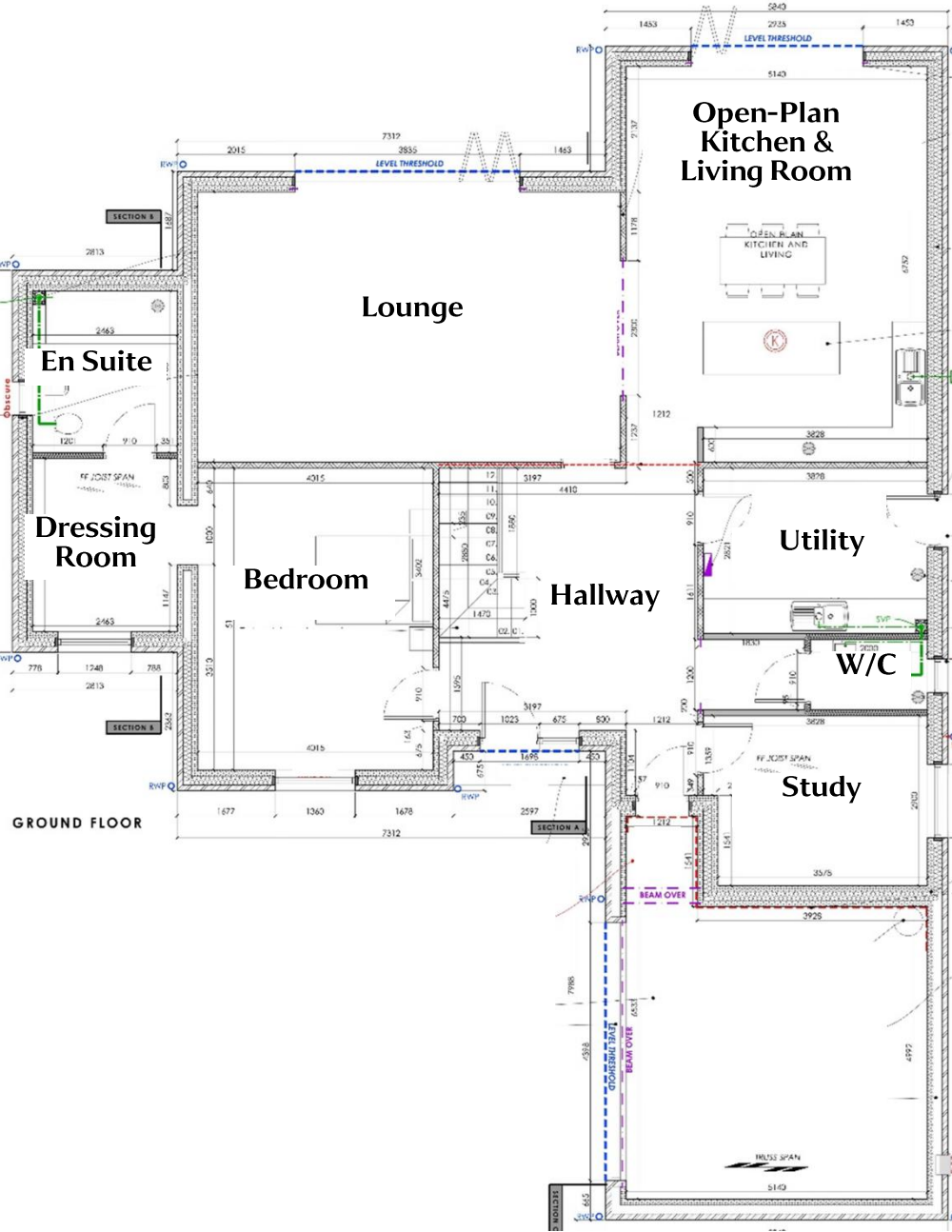
Phase 2, Adrian Shinn Way  
Horncastle, Lincolnshire. LN9 5FP

SJG Homes of Horncastle  
*Shinn, Jackson & Griffiths*

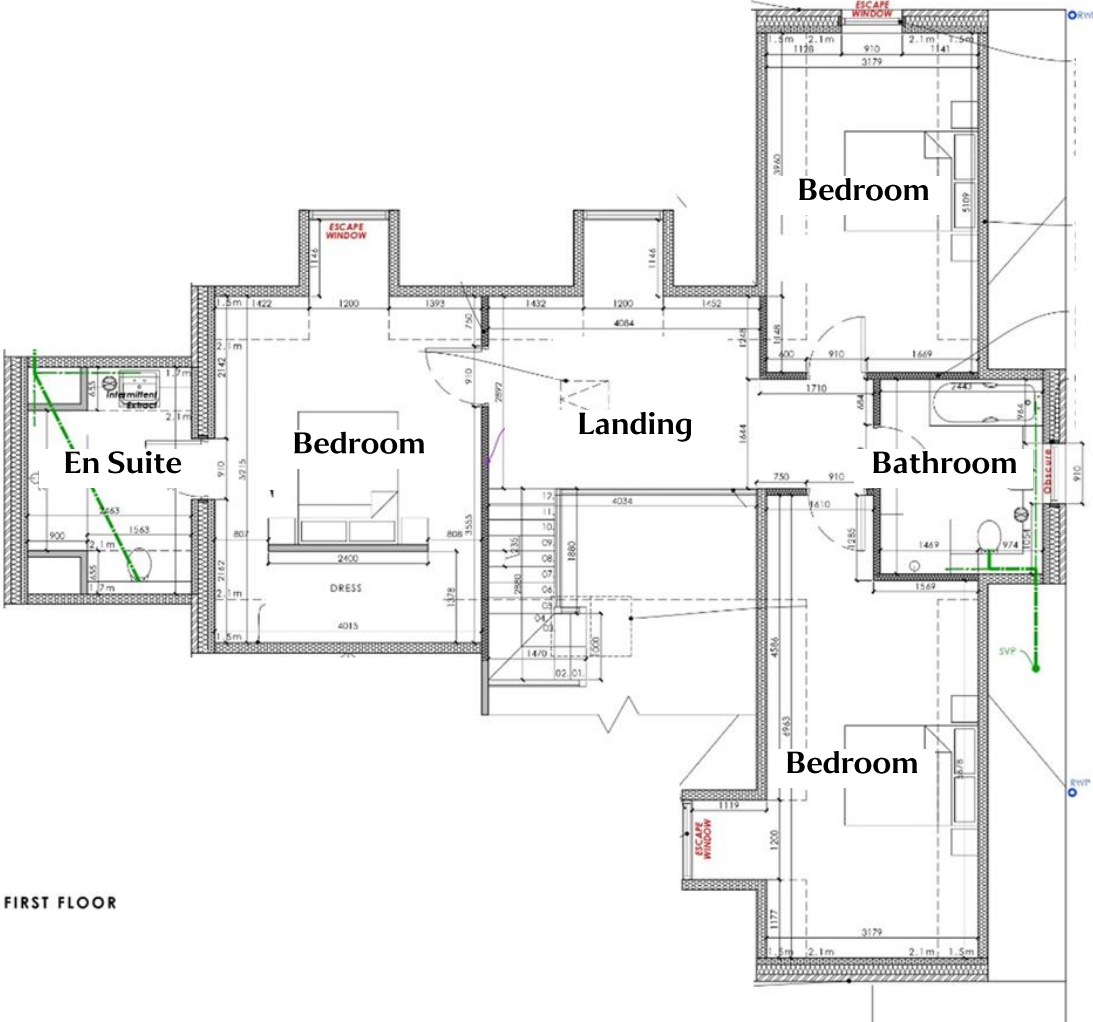
**BELL**



Plot 18 – Ground Floor



Plot 18 – First Floor



## Plot 18 On the Market

GIFA –

Ground Floor

Internal Area : 185m<sup>2</sup> / 1990.6 Sq. Ft.

First Floor

Internal Area : 97m<sup>2</sup> / 1043.7 Sq. Ft.

Total :

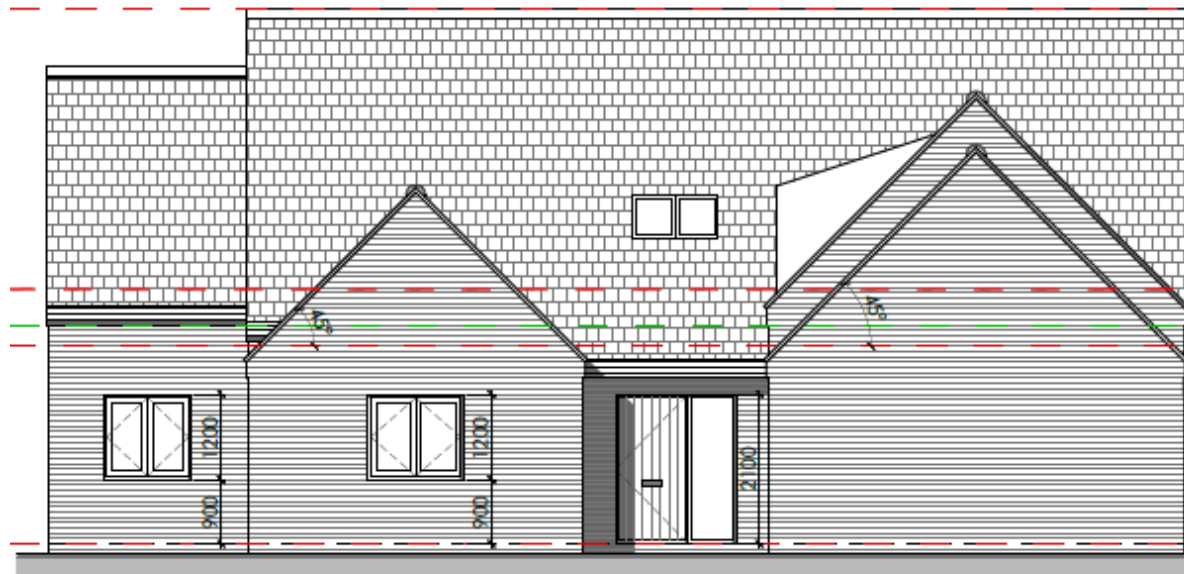
282m<sup>2</sup> / 3034.3 Sq. Ft

Garden Area

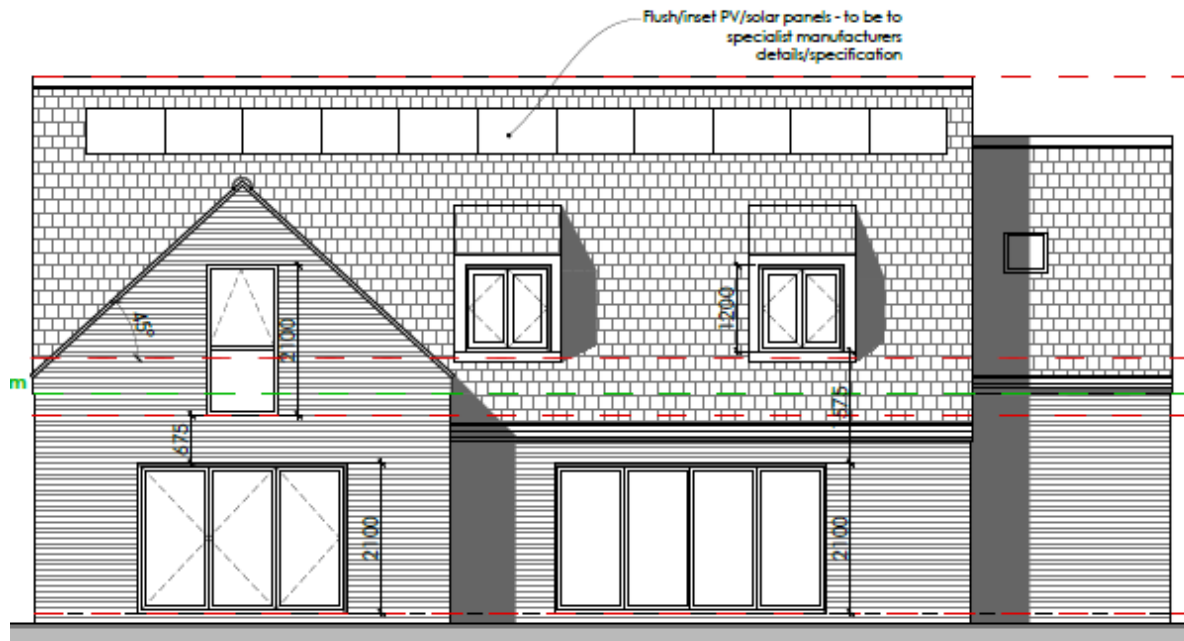
The impermeable/hard landscaping area of the plot totals 108 m<sup>2</sup> / 1162 Sq. Ft.,

The permeable/soft landscaping totals 520m<sup>2</sup> / 5595 Sq. Ft.

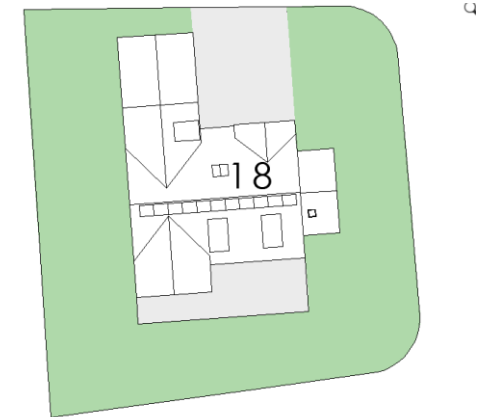
This totals 628 m<sup>2</sup> / 6757 Sq. Ft.



FRONT ELEVATION



REAR ELEVATION



q



## Last Few Remaining On Phase 2

Built by respected local builders SJG Homes of Horncastle (Shinn, Jackson & Griffiths).

A prestigious development of attractive, each unique, four & five bedroom dormer bungalows & family homes – with generous gardens and patios in a sought after residential area of Horncastle.

The internal finishes are of the highest standard, with luxury kitchen boasting fully fitted appliances, and quality bathroom installations including two en suite shower rooms. Each has a double garage and off road driveway parking for multiple vehicles.

***The development comprised an initial 9 properties (all sales have now completed), with Phase 2 providing a further 16. As of May 2025; 8 remain on the market.***

Features: oak veneer doors, generous allowances (dependent on stage of build at time of enquiry) for: fully equipped fitted kitchen, fully equipped bathrooms, tiling; Timber staircase with oak newels hand rails and glass insets.

Services: mains electricity, mains water and drainage (no mains gas) air source heating; underfloor heating to the ground floor, radiators to the first floor; photovoltaic panels.







## THE AREA

The well serviced market town of Horncastle benefits from amenities including supermarkets, bank, doctors surgery, post office, pharmacists, swimming pool and a wealth of other sports facilities plus an extensive range of local shops and cafes.

There are also excellent educational facilities including Horncastle Primary School (rated Outstanding by Ofsted), and a choice of secondary schools – Queen Elizabeth's Grammar School (Outstanding) or Banovallum Secondary School (good).

The country capital of Lincoln and coastal resort of Skegness lie 21 miles West & East respectively.

**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 04.04.2025



## ***PHOTOGRAPHS ON THIS AND THE PREVIOUS PAGE ARE FROM PLOTS 7 & 9, FOR EXAMPLE FINISH***

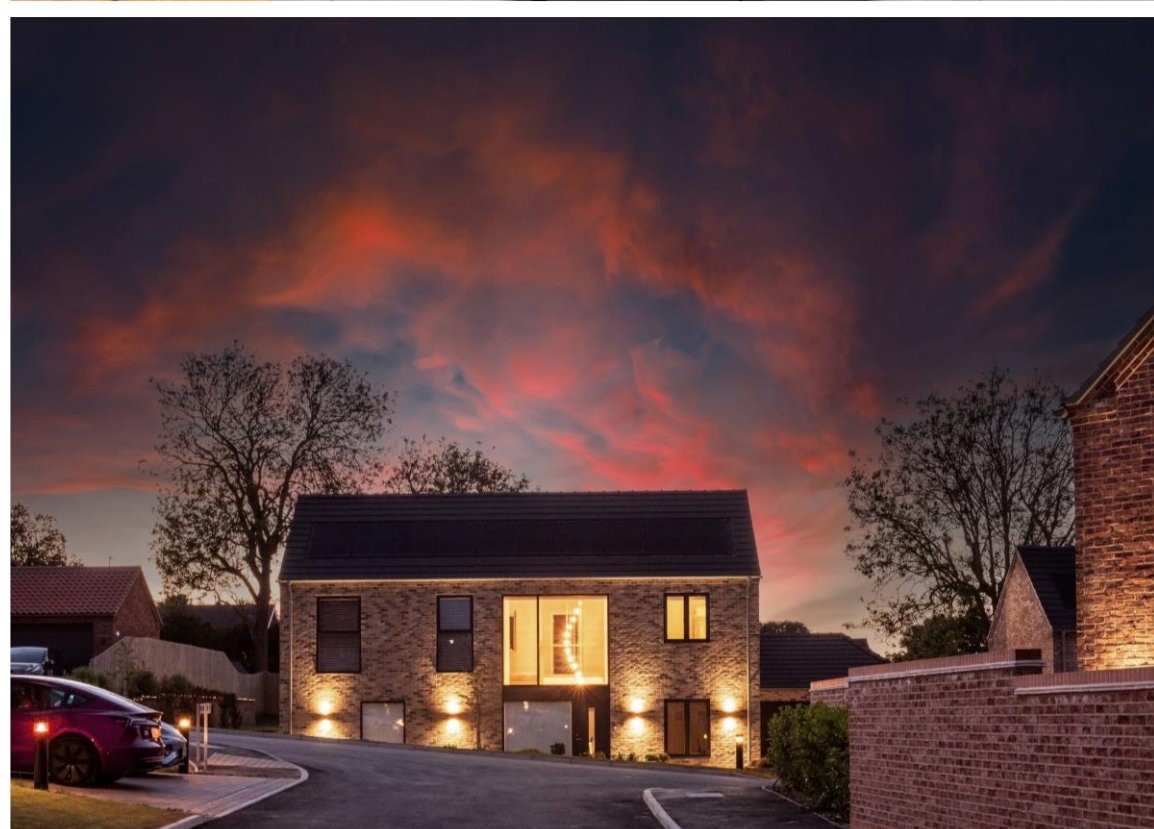
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# Adrian Shinn Way Development







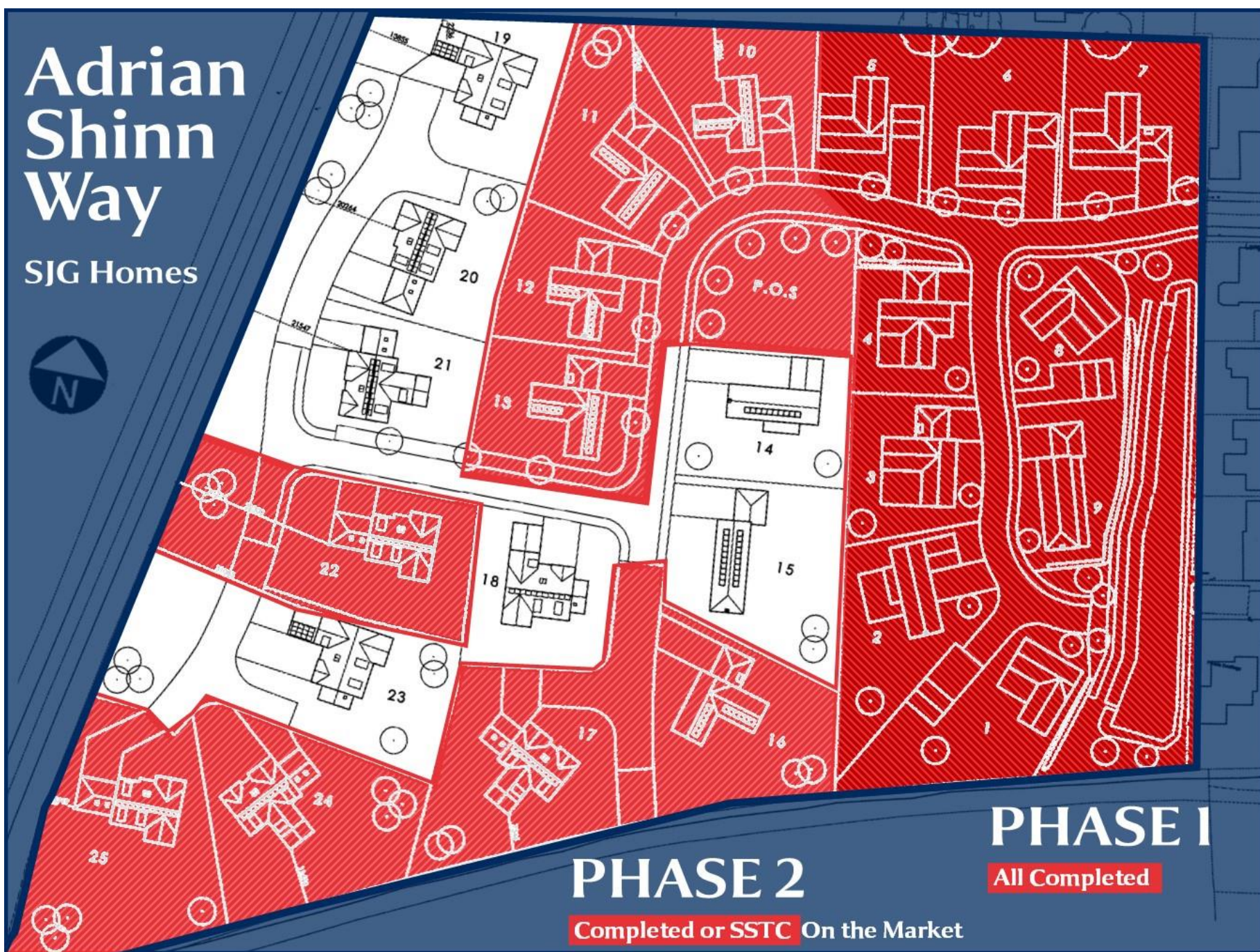
Phase I & Approach to Phase 2





# Adrian Shinn Way

SJG Homes



## PHASE 1

All Completed

## PHASE 2

Completed or SSTC On the Market

**BELL**

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