



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCastle



The Hollies

Wispington, Horncastle, Lincolnshire. LN9 5RN

BELL



The Hollies

Wispington

The Hollies is a spacious four-bedroom family home, set to an attractive village-edge position with a beautiful rear garden looking South towards the Grade II listed St Margaret's Church. Enhanced and updated by the current vendors, the property boasts a versatile garden room extension, and triple glazing to the majority of windows.

The ground floor also provides a large lounge, looking out across the mature rear garden, dining kitchen, utility and a flexible dining room / snug. The first floor includes four double bedrooms, one with en suite, and family bathroom. The property is complete with a double garage with an electric vehicle charging point, vehicle pit, 3-phase electric; and battery storage solar panels.

ACCOMMODATION

Entrance Porch with uPVC double glazed obscure arched front entrance door, uPVC triple glazed window to both side aspects; stone tile flooring, ceiling light and power points. uPVC double glazed obscure door to:

Hallway having staircase up to first floor with built in under stairs storage cupboard, wood door to full height storage cupboard. Carpeted floor, two radiators, ceiling lights and power points. Doors to ground floor accommodation including:

Dining Kitchen having uPVC triple glazed window to front, double glazed French doors to side aspect; 1 1/2 bowl sink and drainer set to roll edge worktop with space and connections for upright fridge-freezer, Belling double oven, Hygena four ring electric hob (one being halogen) beneath matching extractor canopy, integrated Beko dishwasher, Indesit fridge, Tiled floor, radiators, ceiling lights and power points. Door to:





Utility having composite double glazed obscure door to front aspect; sink and drainer set to roll edge worktop with space and connections for under counter washing machine and dryer. Tiled floor, radiator, ceiling light and power points. Door through to garage and uPVC double glazed patio door to rear grounds.

Lounge having uPVC triple glazed windows to side and rear aspects; multi fuel stove to exposed brick surround, carpeted floor, radiators, TV point, wall and ceiling lights and power points. uPVC double glazed sliding doors to side, to:

Garden Room (Currently used as an artist's studio) having uPVC double glazed window to side; patio door to front and French doors to rear aspect; tiled floor, two skylights to ceiling, three ceiling lights, electric underfloor heating and power points.

Dining Room / Snug / Guest Bedroom with uPVC triple glazed window to side aspect; carpeted floor, radiator, ceiling light and power points. Arched single glazed window with coloured glass to hallway.

Cloakroom with uPVC triple glazed obscure window to side aspect; low level WC, wash hand basin set to storage unit, carpeted floor, heated towel rail and ceiling light.

First Floor

Gallery Landing with uPVC triple glazed windows to front and side aspects; ceiling lights, loft access hatch, carpeted floor, radiator. Airing cupboard with radiator to rear of landing. Doors to first floor accommodation including:

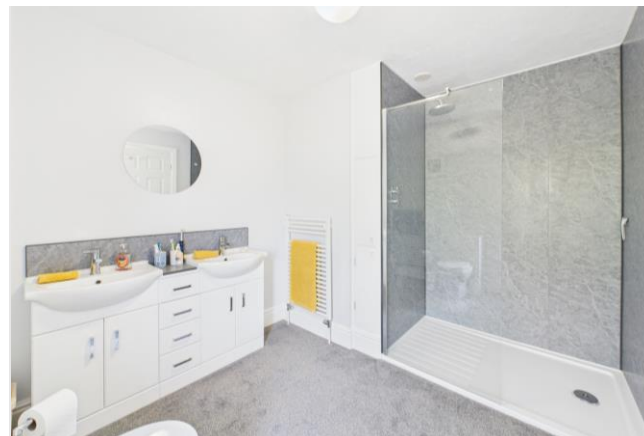
Bedroom 3 with uPVC triple glazed window to front aspect; built in storage with sliding doors, carpeted floor, radiator, ceiling light and power points.

Bedroom 4 with uPVC triple glazed window to side aspect; wardrobe storage space with sliding doors, carpeted floor, radiator, ceiling light and power points.

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

Master Bedroom having uPVC triple glazed window to rear aspect; built in wardrobe space with sliding doors, carpeted floor, radiator, ceiling light and power points. Door to:

En-suite having uPVC triple glazed obscure window to side aspect; walk in shower cubicle with monsoon shower head over; mermaid board surround, twin hand wash basins set to storage units with heated towel rails alongside, low level WC, carpeted floor and built in storage space.





Bathroom having uPVC triple glazed obscure window to side aspect; P shaped panel bath with shower over; board surround, pedestal wash hand basin and low level WC. Carpeted floor, built in storage space, heated towel rail and ceiling light.

OUTSIDE

The property is approached to the front up a wide, brick paved driveway, providing ample off-road parking for multiple vehicles, and continuing to the **Garage** with wide electric roller shutter door to front, service pit, uPVC triple glazed obscure window to rear, double glazed door to rear, concrete floor, ceiling light. Oil fired Warm Flow boiler. Electric vehicle charging point to the left of roller shutter door for the garage,

The front garden is laid to lawn, with mature borders; contained by evergreen hedge to the driveway side and a low level brick wall to the other.

The rear garden, contained by mixed fencing and hedging to ensure a child and pet friendly, secure space, is predominately laid to lawn and looks across the neighbouring paddock and to the village Church, with tower and spire. The garden boasts a range of established flowers and shrubs, a timber summer house, two greenhouses and raised timber decked seating area.

THE AREA

The village of Wislington is surrounded by open farmland with excellent walks. Four miles away is Horncastle, a Georgian market town, with a good range of services and amenities, including a full range of schooling.



East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING:C

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

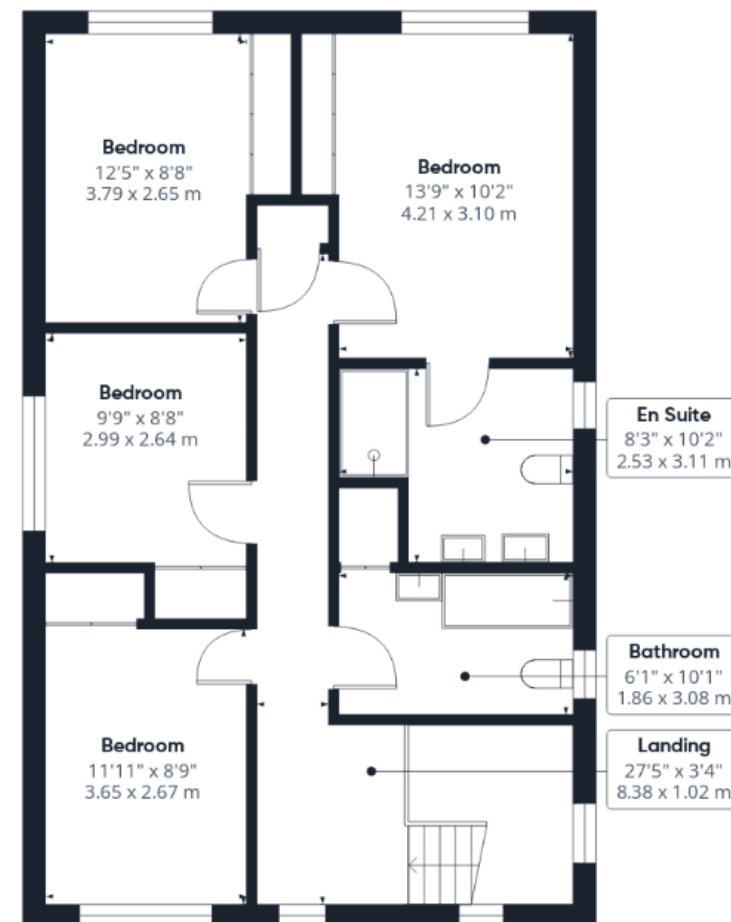
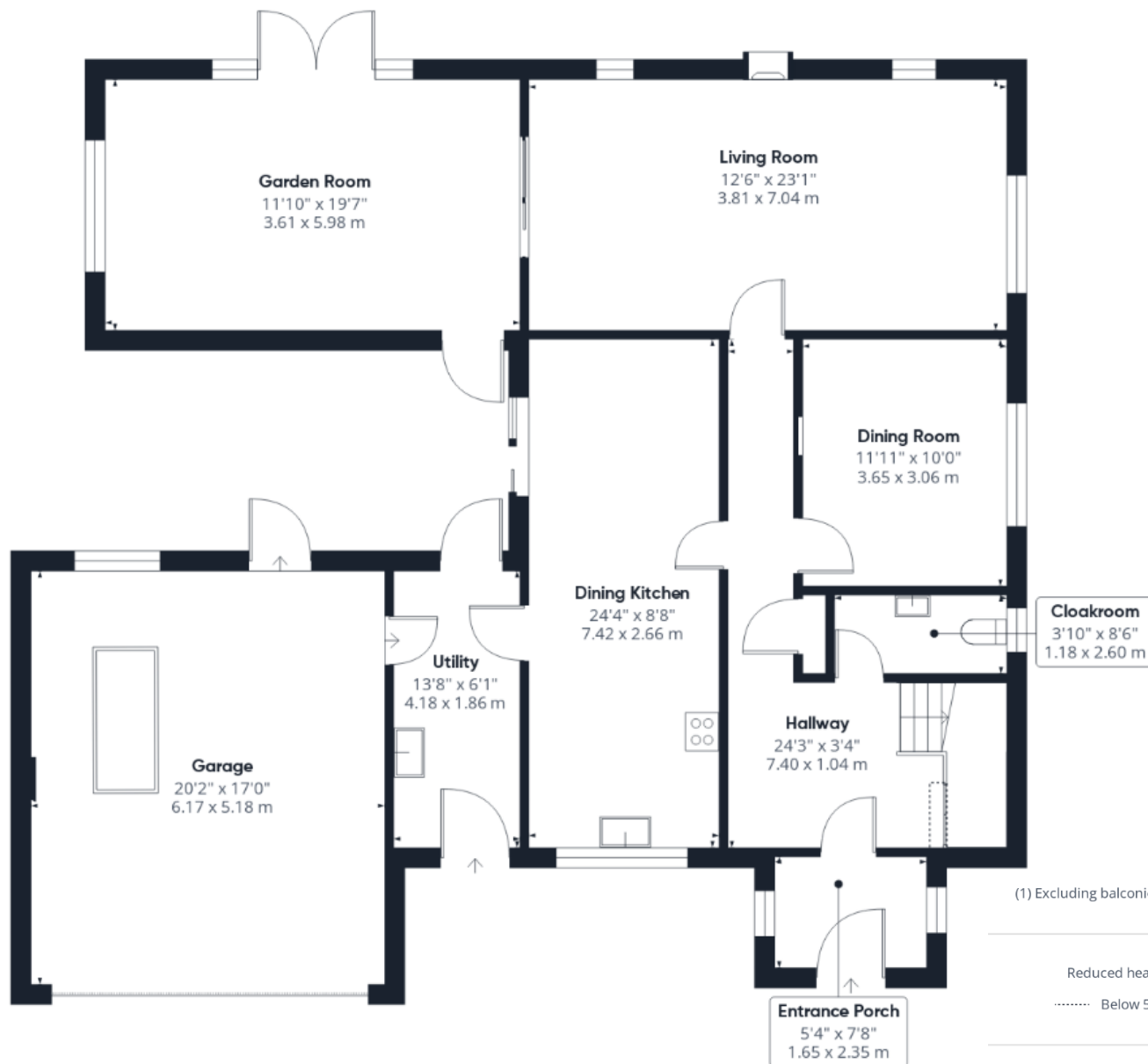
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Brochure prepared 9.5.2025





(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.

Approximate total area⁽¹⁾

2293 ft²

212.9 m²

Reduced headroom

3 ft²

0.2 m²

GIRAFFE360

DISCLAIMER

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