



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN HORNCastle



**Dromana**  
Chapel Lane, Hemingby, Horncastle, LN9 5QG

**BELL**





## Dromana Hemingby

Dromana is an incredibly spacious, detached four bedroom bungalow; situated to a quiet position in the popular village of Hemingby. Offering generous living and garden rooms, plus dining kitchen, the back of the property steps out to an attractive rear patio and garden beyond, facing South. Versatile, suiting a range of potential purchasers, Dromana boasts modern fitments and a stylish finish; plus an EPC-C Rating.

Hemingby is an attractive rural village located just West of the Lincolnshire Wolds (National Landscape) and within three miles of the well serviced Georgian market town of Horncastle. The town is home to the prestigious Queen Elizabeth's Grammar School alongside further secondary & primary schooling; as well as supermarkets, doctors surgery, public transport links and more. The county city of Lincoln sits a 20 mile drive to the West; the Lincolnshire coastline 24 miles to the East.

### ACCOMMODATION

Entered to the front through composite double glazed door with full height obscured panel alongside, to

**Entrance Hallway** - with lights to ceiling, built in storage spaces, radiator, wood effect flooring. Wood glazed doors to kitchen and lounge, wood door to office.

**Dining kitchen** - with UPVC double glazed windows to front and rear, lights to ceiling and light feature over table. Excellent range of modern storage units to base and wall levels plus full height corner and fridge surround, and island. 1 1/2 sink and drainer set to roll edge worktop; circular sink with instant hot water tap to island. Rangemaster Elan stove beneath Neff extractor canopy; integrated dishwasher. Space and connections for upright American style fridge-freezer, radiators, multiple power points. Tiled kitchen, wood effect flooring to dining space. Wood door to





**Utility** - with UPVC double glazed door to rear, spot lights to ceiling. Storage unit to wall and full height cupboard, roll edge worktop with space and connections beneath for washing machine and dryer. Tiled flooring, multiple power points, wood door to

**Cloakroom** - with uPVC double glazed obscure window to side, lights to ceiling. Low level wc, hand wash basin to corner unit. Radiator, tiled flooring.

**Office** - with uPVC double glazed window to rear, lights to ceiling. Built in L spaces desk, multiple power points, wood effect flooring.

**Lounge** - with UPVC double glazed windows to front, lights to ceiling and wall. Tv point, carpet, radiators. Log effect electric fire to wall, wood glazed door to side hallway, glazed French doors to rear, to

**Garden room** - with uPVC double glazed French doors and full height windows to rear. Lights to ceiling, wood flooring, multiple power points.

**Side hallway** - with lights to ceiling, loft access hatch. Carpet; multiple power points. Wood doors to bedrooms and

**Family bathroom** - with uPVC double glazed obscure window to rear, lights to ceiling. Low level wc, pedestal sink and adjacent storage unit with bevel edge counter top. Free standing bath with shower attachment, walk in shower cubicle with monsoon and regular heads over and tiled surround. Heated towel rails, tiled flooring.

**Bedroom four** - with uPVC double glazed window to front, lights to ceiling. Radiator, multiple power points, carpet.

**Bedroom two** - with uPVC double glazed windows to front and aide, lights to ceiling. Radiator, multiple power points, carpet. Built in bank of wardrobe storage space.

**Bedroom three** - with uPVC double glazed window to side, lights to ceiling. Radiator, multiple power points, carpet.







**Master bedroom** - with UPVC double glazed French doors to side, windows to side and rear. Lights to ceiling, built in bank of wardrobes and drawers. Radiator, multiple power points, carpet. Wood door to

**En suite bath and shower room** - with uPVC double glazed obscure window to side, lights to ceiling. Low level wc, hand wash basin set to storage unit with light up mirror over. D shaped bath with shower attachment, walk in shower cubicle with monsoon and regular heads over. Heated towel rail, tiles to walls and floor.

## OUTSIDE

The property is approached to the front up a wide hardstanding driveway, providing ample off road parking and turnaround space for multiple vehicles and continuing to the

**Single Garage** - with lights to ceiling, hot water cylinder, floor standing oil fired boiler, up and over door. Multiple power points.

The front garden is laid to lawn with a range of mature shrubs and trees, contained by hedging to the side and open to the front, gently sloping to raise the property above as well as back from the road.

The rear garden, facing South, enjoys a wide, patio seating space, from which the garden room, master bedroom and utility step out on to. With path continuing down the side of the garden to the Summerhouse, the garden is laid to lawn with a range of attractive, well maintained flower beds, shrubs and trees. The boundaries are contained by mixed hedging and fencing.





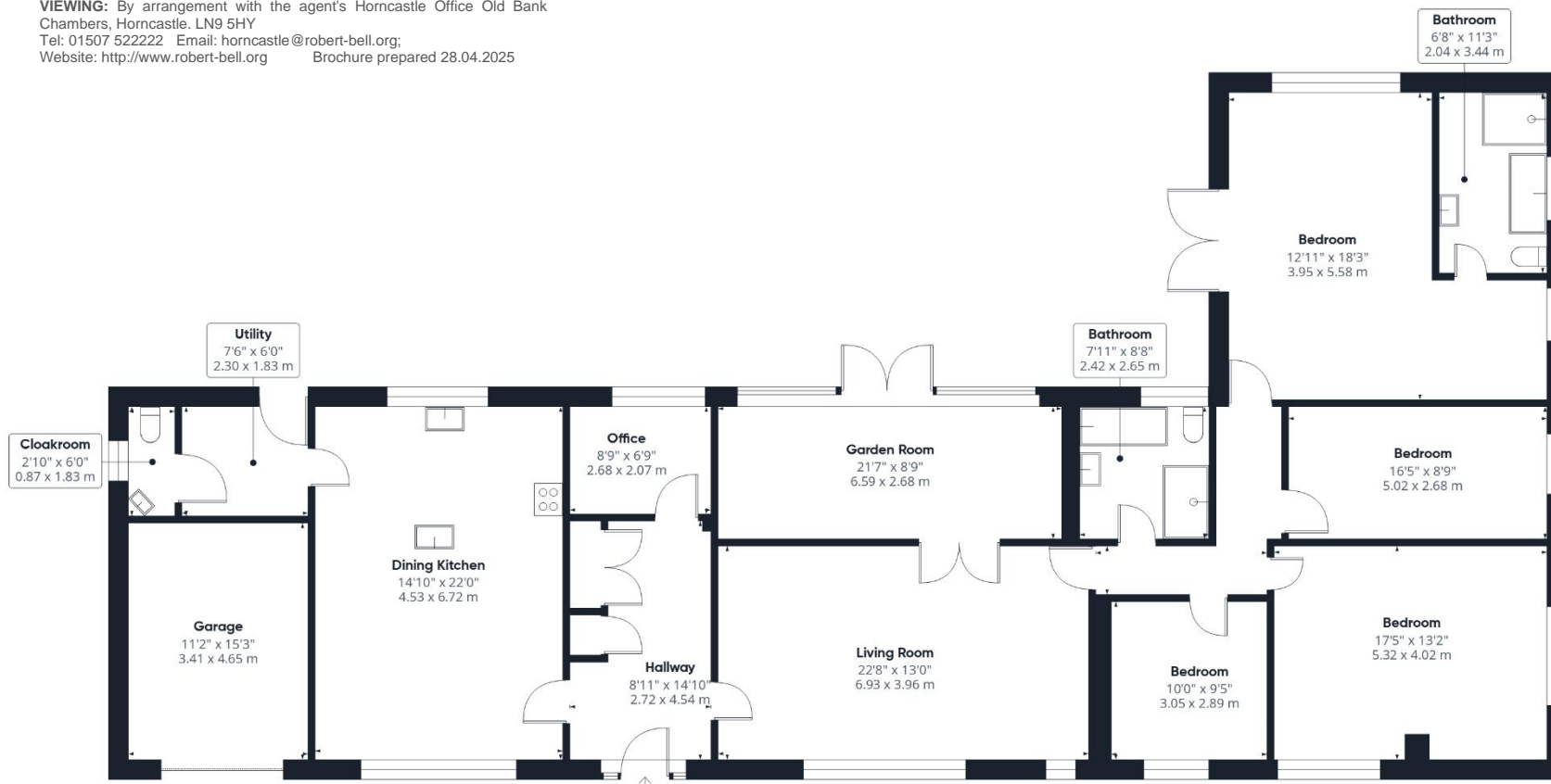




East Lindsey District Council – Tax band:  
ENERGY PERFORMANCE RATING – tbc

**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 28.04.2025



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

2243 ft<sup>2</sup>  
208.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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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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