



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Timothy, 108 Boston Road
Horncastle, Lincolnshire. LN9 6HU

BELL



108 Boston Road Horncastle

NO ONWARD CHAIN! Timothy is a spacious, two-bedroom detached bungalow, situated to a generous plot. Enjoying a bright East-West orientation, the property boasts a large living room to the front and conservatory off the dining room to the rear, both looking across mature gardens. With an integral single garage and detached double behind; the property provides ample driveway parking for multiple vehicles.

The property is located off Boston Road, on the Southern side of the Georgian market town of Horncastle, within convenient distance of the range of services and amenities on offer, including primary and secondary schooling, supermarkets, doctors surgery and public transport links to Lincoln and the coast.

ACCOMMODATION

Hallway with uPVC double glazed front entrance door, wood effect flooring, radiator, loft access hatch, built in storage spaces and ceiling light. Doors to accommodation including:

Living Room having uPVC double glazed window to front aspect; fireplace with stone style surround, carpeted floor, radiator, TV point, wall and ceiling lights and power points.

Breakfast Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels including glazed shelving, 1 1/2 bowl sink and drainer set to roll edge worktop, with breakfast bar peninsula, Cannon cooker, integrated AEG dishwasher,





upright fridge-freezer. Wood effect flooring, radiator, ceiling lights and power points. Door to:

Utility having uPVC double glazed window to rear, door to side aspect; storage units to base and wall levels, sink and drainer set to roll edge worktop with under counter washing machine. Wood effect flooring, radiator, water softener and power points. Doors to garage and to:

Cloakroom with uPVC double glazed obscure window to side aspect; low level WC, wash hand basin and wood effect flooring.

Bathroom having uPVC double glazed obscure windows to rear aspect; bath to tiled surround, shower cubicle, pedestal wash hand basin and low level WC. Wood effect flooring, tiles to walls, radiator and ceiling light.

Dining Room with carpeted floor, radiator, ceiling light and power points. uPVC double glazed French doors and full height panels alongside, to:

Conservatory with uPVC double glazed windows to side and rear, French doors to side aspect; tiled flooring, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to rear aspect; built in wardrobe storage space and further bedroom furniture, carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to front aspect; built in wardrobe storage space and further bedroom furniture, carpeted floor, radiator, wall and ceiling lights and power points.

OUTSIDE

The property is approached from Boston Road, up brick paved driveway with turnaround space to the front, and continuing to the rear detached **Double Garage** with up and over door to front, inspection pit, wood single glazed windows to side, light and power; and the **Integrated Garage** with up and over door to front, uPVC double glazed obscure window to side, storage units to base and wall levels, ceiling light and power points. Door to utility.





The front garden is predominately laid to lawn, with mature flowers, trees and shrubs. A low level brick wall with column and chain rail contains the front; the sides are set with timber fencing.

The rear garden, similarly, provides lawned space, established trees and shrubs and a busy flowerbed; standing before a rear evergreen hedge.

East Lindsey District Council – Tax band: C

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

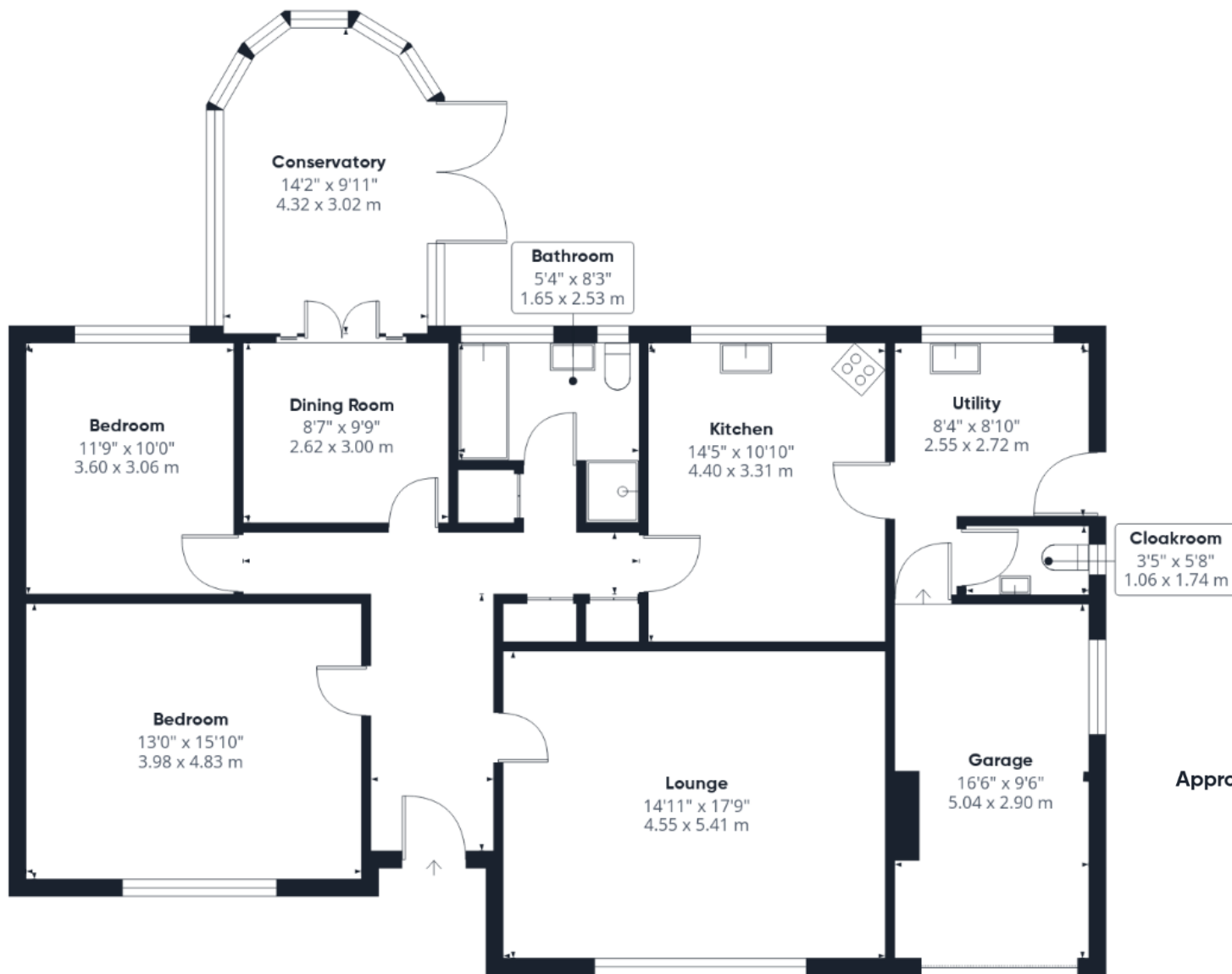
Email: horncastle@robert-bell.org;

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Brochure prepared 19.05.2025







Approximate total area⁽¹⁾

1787 ft²

166 m²

(1) Excluding balconies and terraces

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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