



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



1 Horton Close
off Elmhirst Road, Horncastle, Lincolnshire. LN9 5FS

NEW BUILD

BELL



Plot I- Elmhirst Road Development Horncastle

1 Horton Close is a newly built family dormer residence with 4 bedrooms, currently in the course of construction. It will be excellently appointed to a high specification. Being the principal property as you proceed onto the development of similar properties in this edge of town location.

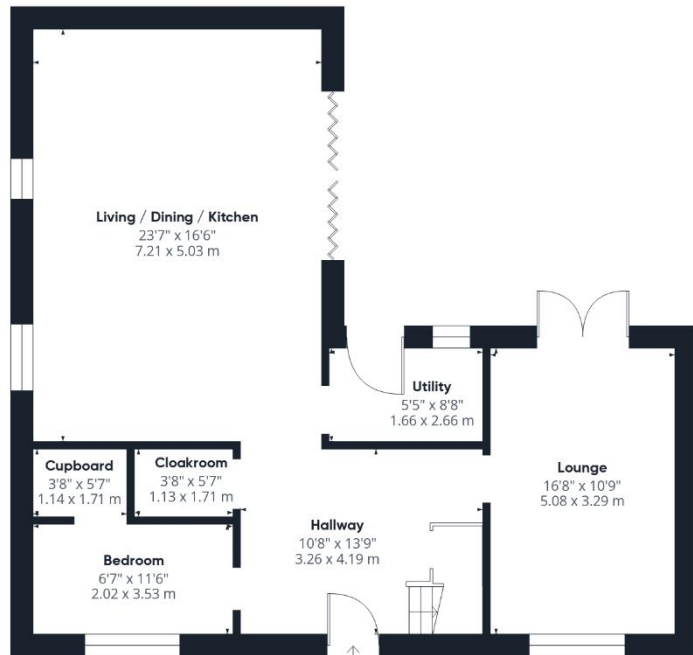
Having 3 first floor bedrooms and bathroom, including the principal bedroom with ensuite, and a further bedroom on the ground floor allowing 'multi-generational living', a spacious reception space opening into the 17ft living room with a pair of exterior doors and the 23ft living kitchen-dining room with utility room and 2 further pairs of exterior double doors.

Built by the reputable local builders I J Building Contractors Ltd., the property will benefit from an Air Source Heat Pump central heating system to the ground floor under floor and radiators to the first floor. Helping to future proof this property and contributing to its excellent energy efficiency.

This small development situated to the northern end of Elmhirst Road will comprise 6 superior bungalow and dormer residences.

**INTERNAL
PHOTOS ARE OF 1
HORTON CLOSE
TO SHOWCASE A
SAMPLE FINISH**

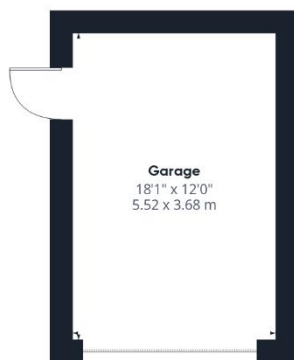




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1993 ft²

185.2 m²

Reduced headroom

82 ft²

7.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Why Buy New

Homes are built to the very latest building regulations; making it more energy efficient with modern heating systems and higher levels of insulation. Homes built today can be up to 50% more efficient than a property built in the early 1980s. Less maintenance being brand new, your home will not need modernising or redecorating for some time. The doors and windows will only require cleaning as maintenance.

Choice; tiling, kitchen units etc – a stylish range to choose from. First use everything is clean, unused and new - you do not have to live with the previous occupants' taste or DIY disasters. Simplified buying process end of chain, flexibility with new build and warranty insurance providing reassurance and peace of mind.

Notes: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it.

Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

Completion – Summer 2025

Warranty – An Architects certificate will be granted on completion

Services – Air source heating, mains water and electric

East Lindsey District Council – Tax band: tbc

ENERGY PERFORMANCE RATING (SAP): 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

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Brochure prepared 02.06.2025

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- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;

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