



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



3 Bellwater Bridge
Silsby Road, Eastville, Boston. PE22 8LD

BELL



3 Bellwater Bridge

Eastville, Boston

3 Bellwater Bridge is a semi-detached, three-bedroom property enjoying stunning open rural views; and a generous garden. Updated by the current vendors (most recently crafting a beautiful bathroom), the property provides an excellent dining kitchen and dual aspect lounge to the ground floor; shower room, entrance and central hallways to the ground floor and three bedrooms plus bathroom to the first.

Occupying a plot of approx. 1/4 acre (sts), gardens to the front and rear are laid to lawn, with two outbuildings (with light and power) to the rear and a further store.

ACCOMMODATION

Entrance Hallway with uPVC double glazed obscure front entrance door, wood flooring, carpeted staircase to first floor, ceiling light. Door to:

Lounge having uPVC double glazed window to front; French doors to rear aspect; multi fuel burner beneath oak mantle, carpeted floor, radiators, TV point, ceiling lights and power points. Door to:

Central Hallway with uPVC double glazed obscure window to side aspect; wood flooring and ceiling light. Door to wet room and wood glazed door to:

Dining Kitchen having uPVC double glazed windows to front and rear aspect; an excellent range of units to base and wall levels, Rangemaster oven, Logic four ring induction hob beneath extractor canopy, space and connections for upright fridge/freezer, under counter washing machine. Wood flooring, Wallstar wall mounted gas fired boiler, radiator, ceiling spotlights. Door to side aspect.

Wet Room having uPVC double glazed obscure window to rear aspect; electric shower fitting, wash hand basin and low level WC. Glittered wet room style flooring, tiled walls, ceiling light and extractor fan.



First Floor

Landing with uPVC double glazed window to side aspect; carpeted floor, radiator, loft access hatch, ceiling light. Doors to first floor accommodation.

Bedroom 1 with uPVC double glazed window to front aspect; built in storage space, carpeted floor, radiator, ceiling light and power points.

Bedroom 3 (currently office) with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to rear aspect; slipper bath with tiled surround, shower over, wash hand basin to wood stand and low level WC. Tiles to half height to walls; and floor, radiator and ceiling light.

Bedroom 2 with uPVC double glazed windows to front and rear aspect; carpeted floor, loft access hatch, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front up a concrete driveway, providing ample off road parking space for multiple vehicles and leading to the yard space, running the length of the property and fenced off from the gardens. The front garden is laid to lawn with evergreen hedging containing the roadside.

The rear garden, a child and pet friendly, secure space, is predominately laid to lawn with paved patio seating off the French doors, alongside a low maintenance stone chipped bed with mature flowers and shrubs. Enjoying views over the neighbouring arable farmland, much of the garden enjoys direct sunlight throughout the day.

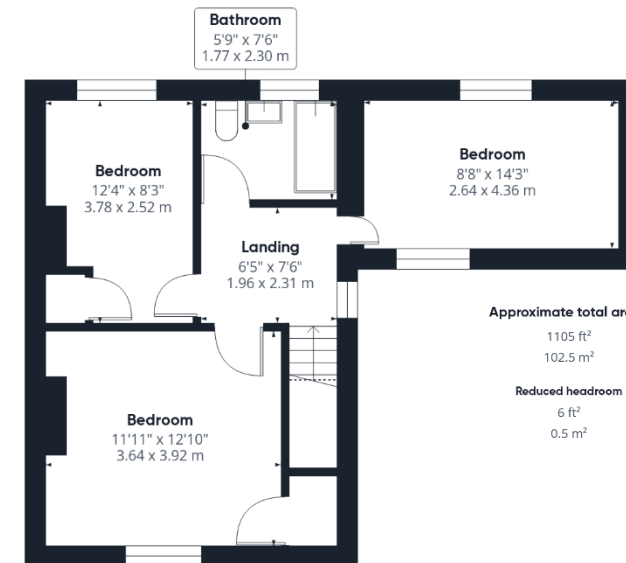
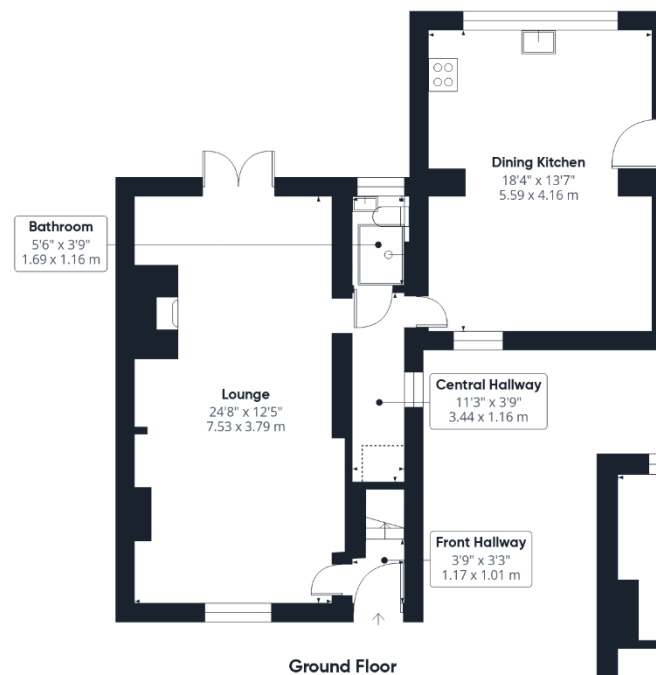
East Lindsey District Council – Tax band: C

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;
Website: <http://www.robert-bell.org> Brochure prepared 19.06.2025





Approximate total area⁽¹⁾

1105 ft²

102.5 m²

Reduced headroom

6 ft²

0.5 m²

Floor 1

(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.

GIRAFFE 360

DISCLAIMER

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