



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Rosewaite

Benniworth, Market Rasen, Lincolnshire. LN8 6JH

BELL



Rosewaite Benniworth

Rosewaite is a semi-detached, three-bedroom property enjoying a South-facing garden, in the Lincolnshire Wolds village of Benniworth. Located 18 miles from the county capital of Lincoln and seven from the Georgian market town of Horncastle, the property enjoys spacious accommodation and driveway plus garage parking.

In full, accommodation comprises: Entrance Hallway, Living Room, Dining Room, Kitchen, Conservatory, First Floor Landing, three Bedrooms (one with En Suite) and Family Bathroom – plus garage.

ACCOMMODATION

Hallway with wood glazed side entrance door and wood double glazed window to front aspect; carpeted floor, staircase to first floor, radiator, ceiling light. Door to:

Living Room having wood double glazed bay window to front aspect; log burning stove set to stone and tile surround, carpeted floor, TV point, ceiling light and power points. Open archway to:

Dining Room with wood double glazed windows to side and rear aspects; wood effect flooring, radiator, ceiling light and power point. Door to:

Kitchen having wood double glazed window to rear aspect; a good range of storage units to base and wall levels, sink and drainer set to roll edge worktop with Space and connections for under counter washing machine, upright fridge freezer, Blomberg oven, four ring induction hob beneath extractor canopy.





Wood effect flooring, ceiling light and power points. Wood glazed door to:

Conservatory with uPVC double glazed windows to sides and rear, patio door to side; wood and polycarbonate roof, tiled flooring, radiator, wall lights and power points.

First Floor

Gallery Landing with wood double glazed window to side aspect; carpeted floor, built in storage space, loft access hatch, ceiling light. Doors to first floor accommodation.

Bedroom 2 having wood double glazed window to rear aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power point.

Bathroom having bath, pedestal wash hand basin and low level WC. Vinyl flooring, radiator, wall tiles to half height and ceiling light.

Bedroom 1 with wood double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room having shower cubicle with board surround, wash hand basin and low level WC. Vinyl flooring, heated towel rail and ceiling light.

Bedroom 3 / Home Office with wood double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.





OUTSIDE

The property is approached to the front; up a gravel driveway continuing down the side to the **Single Garage** with roller shutter door to front, light and power, workshop space to rear with wood window to rear and door to side

The front garden is predominantly laid to brick paving, with a lawned space home to the septic tank set within the hedged front boundary.

The rear garden is predominately laid to lawn with mature borders, and paved and hard standing seating spaces. Contained by panel fencing, the garden enjoys green surround courtesy of the neighbouring trees.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: D

Oil fired heating- mains water and electric. Private drainage system

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

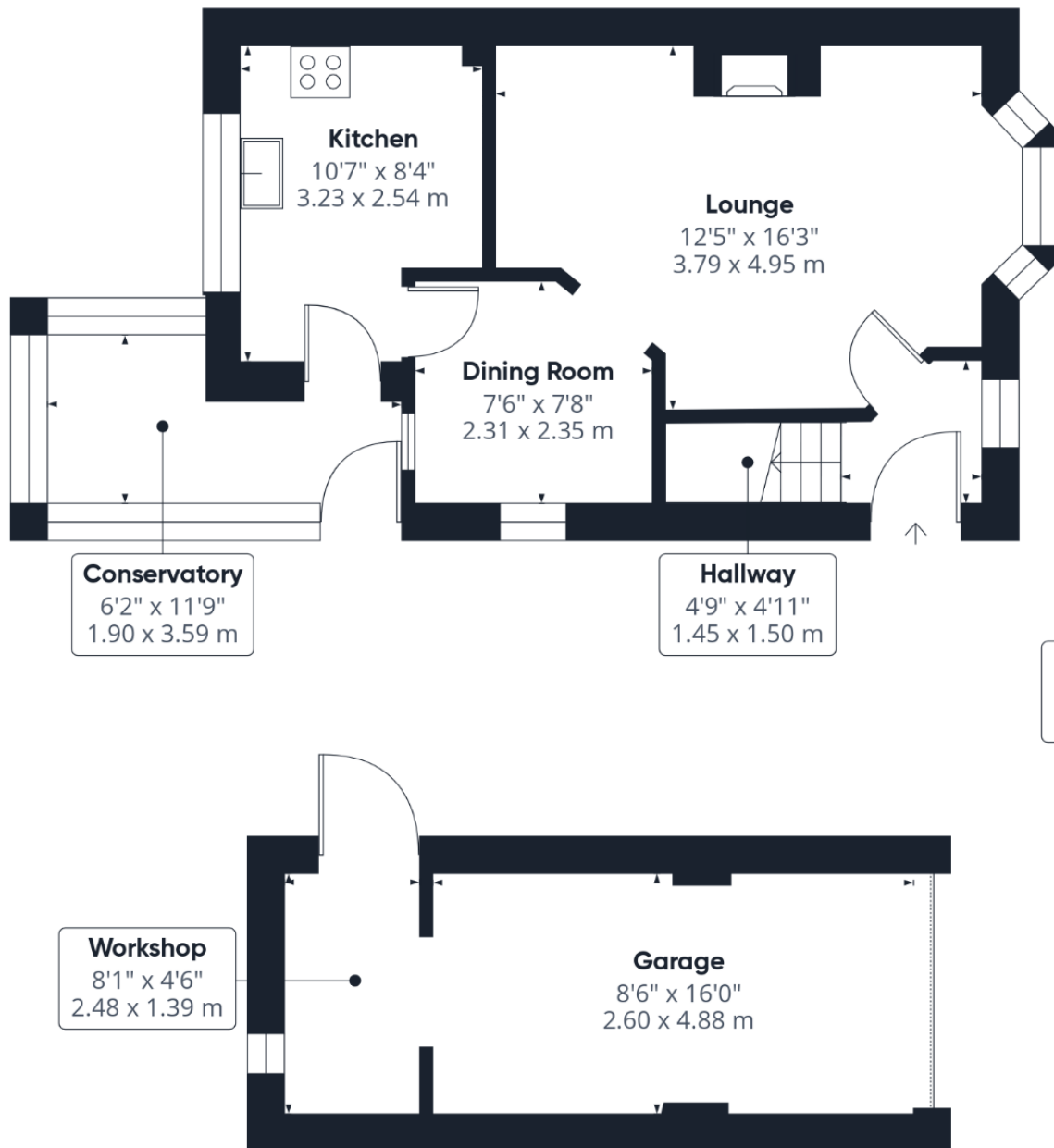
Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 5.6.2025







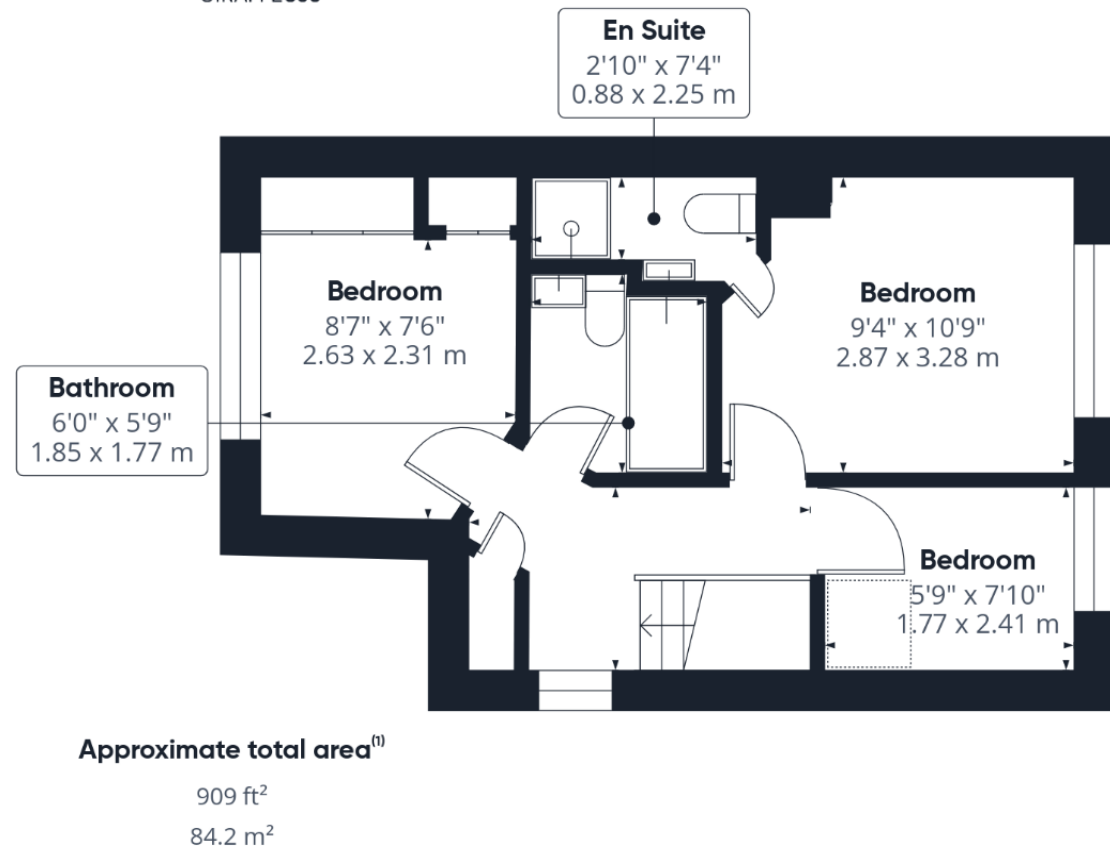
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360

DISCLAIMER
Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
- 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;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

