



BRITISH
PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCastle



10 Winceby Gardens
Horncastle, Lincolnshire. LN9 6PJ

BELL



10 Winceby Gardens Horncastle

10 Winceby Gardens is a two-bedroom detached bungalow, with garage and gardens, set to a popular area of similar properties on the Eastern edge of Horncastle. Within a convenient distance of the services and amenities in the town, particularly close by are a petrol station and convenience store, while the Lincoln to Skegness bus route includes a stop at the end of Winceby Gardens.

The property, set back from the road, provides a spacious living room, breakfast kitchen, conservatory; two bedrooms, shower room and cloakroom.

ACCOMMODATION

Hallway having uPVC double glazed obscure front entrance door with matching window alongside; wood effect flooring, built in storage space, loft access hatch, wall mounted electric heater, ceiling light and power points. Doors to accommodation, sliding door to:

Living Room having uPVC double glazed bow window to front aspect; carpeted floor, electric heater, ceiling and wall lights and power points.

Breakfast Kitchen having wood window with secondary glazing to rear aspect; storage units to base and wall levels plus full height cupboard, 1 1/2 bowl sink and drainer to roll edge worktop with space and connections for under counter washing machine, dryer; further appliance and upright fridge-freezer, Neff oven and grill, four ring hob beneath extractor. Wood effect flooring, wall mounted electric heater, ceiling light and power points. uPVC double glazed patio door to rear, to:





Conservatory having uPVC double glazed windows to sides and rear, patio door to side aspect; wood flooring, wall light and power points.

Cloakroom with wood obscure window to rear aspect, low level WC, pedestal wash hand basin, tile effect flooring and ceiling light.

Shower Room having uPVC double glazed obscure window to rear aspect; shower cubicle with tiled surround, pedestal wash hand basin, tile effect flooring, wood panelling to walls, heater towel rail and ceiling lights.

Bedroom 2 with uPVC double glazed patio door and full height window to rear aspect; built in storage space, carpeted floor, electric heater, ceiling light and power points.

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

OUTSIDE

The property is set with mature gardens, largely laid to lawn, to the front and rear, and a driveway providing off road parking and leading down the side to the Single Garage, with up and over door to front, door to side, light and power.

East Lindsey District Council – Tax band: C

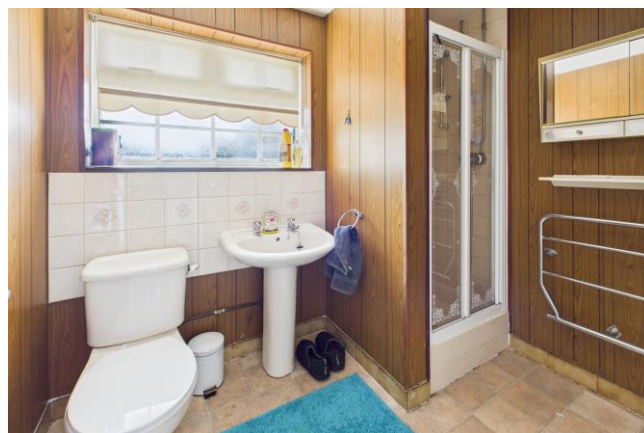
ENERGY PERFORMANCE RATING: tbc

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 22.04.2024



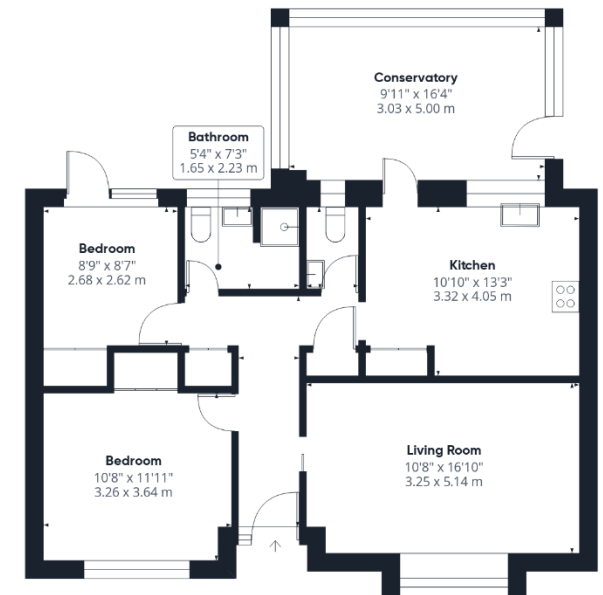


Approximate total area⁽¹⁾
1205 ft²
111.9 m²

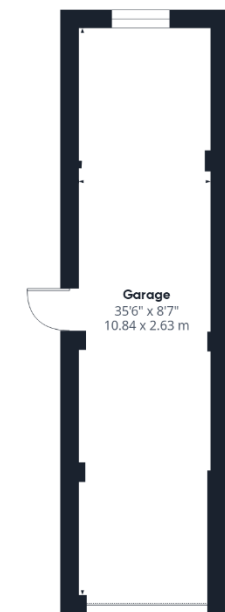
(1) Excluding balconies and terraces

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

GIRAFFE360



Ground Floor Building 1



Ground Floor Building 2

DISCLAIMER

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