



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Gill's Paddock

Prospect Street, Horncastle, Lincolnshire. LN9 5BA

BELL
ROBERT BELL & COMPANY



Gill's Paddock, Prospect Street, Horncastle

Gill's Paddock is a three-bedroom bungalow with extensive, varied living spaces, set back from Prospect Street to a unique town-centre plot totalling approx. 0.8 acres (sts). With carriage driveway, extensive gardens to the side and rear plus front lawn space, the property enjoys a private position with hedging and trees to the boundaries.

Built in 1991, internal accommodation comprises Lounge, front and rear Conservatories, Kitchen, Dining Room, Garden Room; three Bedrooms (master with En Suite) and family Bathroom. The rooms are spacious and versatile, suiting a range of requirements. Complete with double garage; the property offers uPVC double glazed windows and doors throughout and benefits from photovoltaic panels to the front.

The property is located close to the heart of Horncastle, a Georgian market town equidistant to Lincoln & Lincolnshire coast (21 miles to the West and East respectively), with the Lincolnshire Wolds National Landscape close by, accessed on foot up the Viking Way walking path which runs through the town. A full range of services and amenities, including supermarket, doctor's surgery, a range of independent shops and eateries; schooling including the prestigious Queen Elizabeth's Grammar School; are within walking distance for most.



ACCOMMODATION

Front Conservatory having uPVC double glazed patio door with matching side panels and gable end window over, carpeted floor, radiator, wall lights and power points. uPVC obscure double glazed door with matching side panels to:



Hallway with carpeted floor, built in storage space, radiator, high ceilings with wood panelling, wall lights and power points. Doors through to:

Lounge having uPVC double glazed window to rear corner and obscure window with coloured glass to side aspect; gas fire inset to stone surround, radiators, ceiling lights and power points. uPVC double glazed door with matching side panel to:

Garden Room having uPVC double glazed patio door and matching side panel, windows to front; wood panelling to ceiling, carpeted floor, radiator, power points.

Dining Room with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points. Door to kitchen and uPVC obscure double glazed door to:

Rear Conservatory having uPVC double glazed full height windows to wide and rear aspects; carpet and vinyl flooring, wood panelling to ceiling with ceiling light and power points.

Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, 1 ½ bowl sink and drainer inset to roll edge worktop with space and connections for upright fridge freezer, washing machine and dryer, gas fired Rangemaster Toledo range cooker beneath extractor canopy. Carpeted floor, floor standing gas fired boiler, tiles to walls, ceiling spotlights and power points.

Bedroom with uPVC double glazed windows to rear; carpeted floor, gas fire to fireplace, TV point, radiator and power points.

Bedroom having uPVC double glazed ceiling window to rear aspect; built in mirror fronted storage space, additional built in airing cupboard, carpeted floor, radiator, ceiling light and power points.

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

En-suite Bathroom having uPVC double glazed obscure window to rear aspect; bath with tiled surround, shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Vinyl flooring, radiator, storage space units to wall, heated towel rail and ceiling lights.

Family Bathroom having uPVC obscure double glazed window to front aspect; panel bath with tiled surround, pedestal wash hand basin with wall lights and mirror over and low level WC. Carpeted floor, radiator and ceiling light.





OUTSIDE

The property is approached from Prospect Street via a tarmac driveway, leading down away from the road and turning towards the carriage driveway with turnaround, providing ample parking space for multiple vehicles and access to the **Double Garage** with pair of up and over doors, one electric, to front, uPVC obscure double glazed window and uPVC door to sides; light and power. Door to:

Gardeners WC with uPVC obscure double glazed window to side aspect; low level WC, wash hand basin and ceiling light.

The front space is laid to gravel with brick raised mature plant bed, further beds with a range of trees and shrubs and a lawned space with trellis fence dividing off the side and rear gardens.

The property is entered up paved steps or concrete ramp, with brick walls to the front topped by column and bar concrete work. There is a paved patio space to the front platform enjoying southerly and westerly aspects.

The main garden is laid to a sweeping lawn with a range of shrubs, trees and bushes ensuring a private, green space. Leading off the rear conservatory is a paved sheltered seating area, looking across the rear space.

East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: D

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;

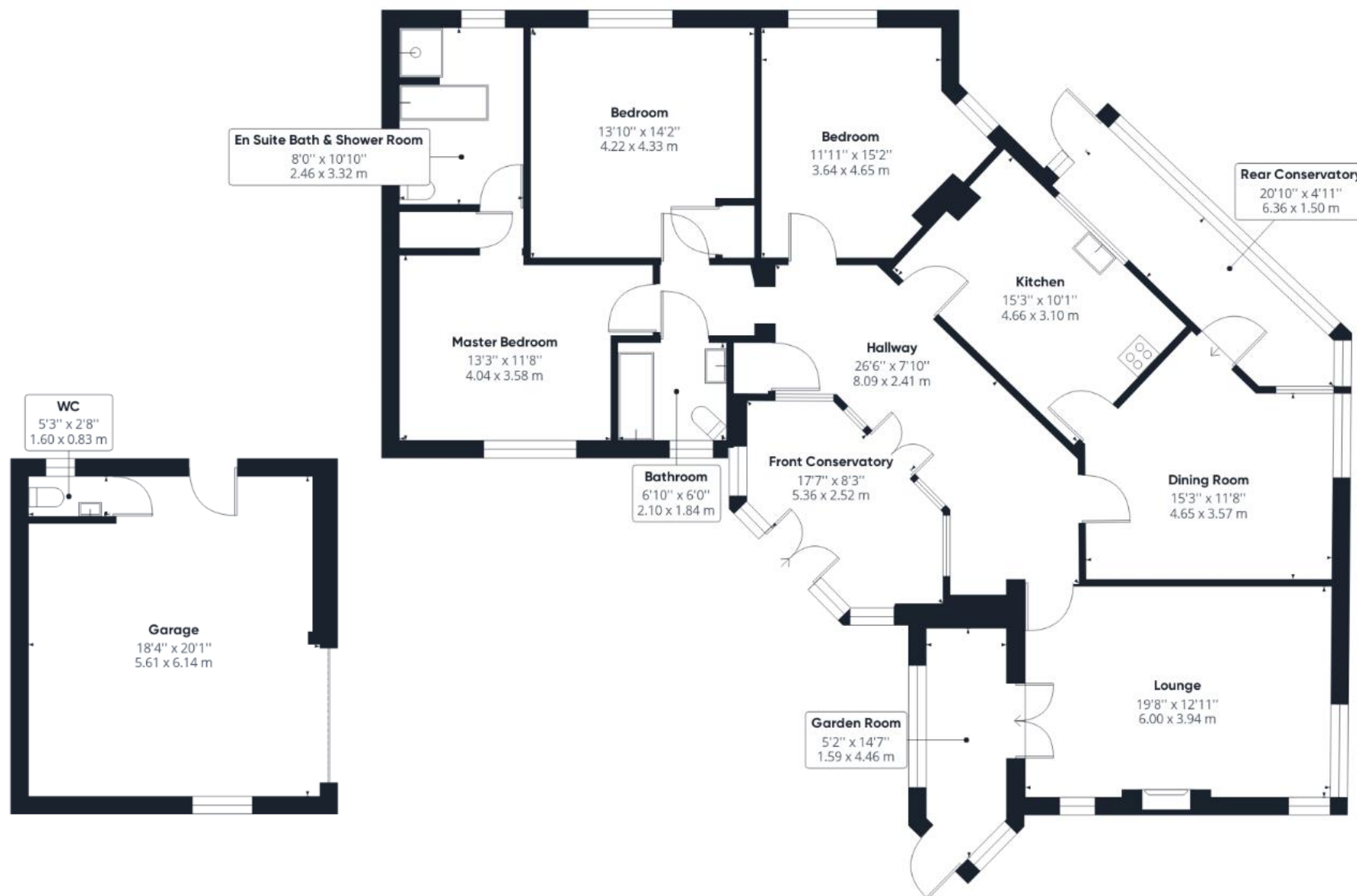
Email: horncastle@robert-bell.org;

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

Brochure prepared 01.07.2025

This property was built in 1991/2 by the vendors. They were aware at the time that the property was in a flood risk location. The bungalow was built up above the level of the sluice between the adjacent beck and the River Bain. As a result, water has never risen to the floor level of the bungalow and the vendors have not made a claim on their property insurance for flooding.





Approximate total area⁽¹⁾

2222.31 ft²

206.46 m²

(1) Excluding balconies and terraces

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
- 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.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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