



BRITISH
PROPERTY
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



10 Low Toynton Close
Horncastle, Lincolnshire. LN9 5LN

BELL



10 Low Toynton Close Horncastle

NO ONWARD CHAIN!

10 Low Toynton Close is a generously sized 2/3 bedroom bungalow, with large lounge plus kitchen and conservatory; situated to a no through road. Requiring a scheme of updating, the property is complete with a single garage; driveway parking and garden space to the front and area.

The bungalow is located in a well sought after residential area of Horncastle, within convenient distance of the town's full range of services and amenities; with popular walks nearby.

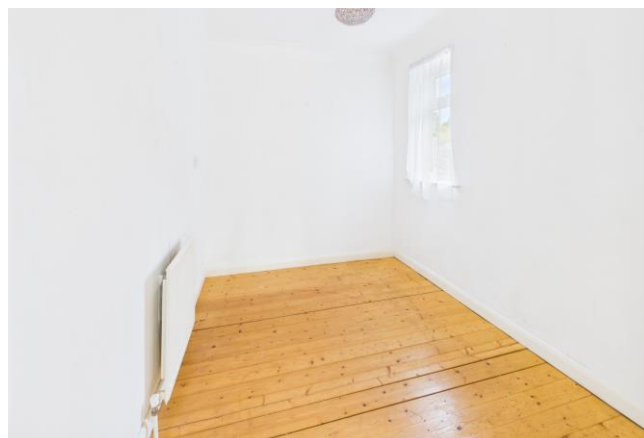
ACCOMMODATION

Entered to the front through uPVC double glazed obscure door to

Hallway - with lights to ceiling, radiator; loft access hatch. Wood doors to accommodation including

Bedroom One - with uPVC double glazed window to front, light to ceiling, radiator, multiple power points, built in wardrobe and drawers.

Bedroom Two - with uPVC double glazed window to side, light to ceiling, radiator, carpet, multiple power points, Tv point.





Lounge - with uPVC double glazed window to rear, lights to ceiling and wall. Electric fire set to brick and tile fireplace. Radiators, multiple power points, tv point, carpet: sliding double glazed doors to side, to...

Conservatory - with uPVC double glazed windows to front, side and rear. Polycarbonate roof, tiled flooring, multiple power points.

Kitchen - with uPVC double glazed French doors to rear; window to rear and side. Lights to ceiling. Storage units to base and wall levels, 1 1/2 sink and drainer set to roll edge worktop. Electric oven, space and connections for under counter washing machine, dryer, upright fridge-freezer. Wood effect flooring, radiator, multiple power points. Wood door to

Dining Room / Bedroom Three - with uPVC double glazed window to side, light to ceiling, radiator, wood flooring, multiple power points.

OUTSIDE

The property is approached to the front up a driveway, continuing to the single **Garage**: with wall mounted, gas fired boiler, light, power, door to rear and up and over door to front.

The garden is predominately laid to lawn, wrapping around from the front to the rear with mature shrubs, hedging and flower beds to the rear. A brick paved patio extends across the back of the property, enjoying sunshine throughout the day.





East Lindsey District Council – Tax band: tbc

ENERGY PERFORMANCE RATING: tbc
Gas fired central heating, mains water, electricity and drainage.

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 24.07. 2025



Approximate total area[®]
1104 ft²
102.6 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

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

