



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



10 Carlisle Gardens
Horncastle, Lincolnshire, LN9 5LP

BELL

10 Carlisle Gardens Horncastle

'NO ONWARD CHAIN'

This spacious detached family home with large gardens situated on the outskirts of the popular Georgian market town of Horncastle.

Having five first floor bedrooms, family bathroom and two en-suites, an extensively fitted dining kitchen, 23 ft lounge and a potential ground floor bedroom and cloakroom affording 'multi-generational living'. The spacious rear garden with large entertaining patio being ideal for a large family of all ages. With ample parking to the front and Integral twin garage. Bedroom 5 would make an ideal home office for hybrid working.

Horncastle is conveniently placed for all the major towns of east Lincolnshire and the city of Lincoln and is well served with a variety of amenities including shops, cafes, antique centres, public houses and excellent schools including Queen Elizabeth Grammar School. Set in the heart of the superb Lincolnshire Wolds with stunning countryside all around.



ACCOMMODATION

An open porch with composite front door and uPVC double glazed side screens opens into the

Entrance hall - having a central open staircase to the first floor and radiator.

Cloakroom - equipped with W/C, wash hand basin, tiled floor and half tiled walls, wooden double-glazed window and ladder style chrome towel rail.



Lounge – (23'4" x 12'6") having a uPVC double glazed front picture window and a pair of uPVC double glazed patio doors and side screens opening onto the rear garden, feature fireplace with inset gas fire, 2 radiators, 2 uplighters, TV, and telephone points.

Family room/potential ground floor bedroom 6 – (10'7" x 10'6"- not inclusive of bay) with uPVC double-glazed walk-in bay window to the rear, radiator, and glazed doors into the hall.

Dining kitchen – (16'8" x 13'8") equipped with an extensive range of shaker style wall, base, larder units and drawers with worksurface over a matching **island** with base units and drawers, splashback tiling, stainless steel single drainer sink, cast iron cooking range with gas 7 ring burner and electric ovens, integrated dishwasher, fridge and freezer, ceiling spotlights, radiator, uPVC double glazed rear window, aluminium framed double glazed sliding patio door, TV point and heating controls.

First floor galleried landing - being split level with uPVC double glazed front window, twin door airing cupboard housing the hot water cylinder and access to the loft.

Principal Bedroom – (17'7" x 14'8"/12'5") - with uPVC double glazed front window, wooden double glazed side window, radiator, TV point and telephone point.

Ensuite (8'1" x 4'3") - equipped with shower cubicle with direct shower, WC., wash hand basin, tiled floor, radiator, mostly tiled walls, extractor fan and radiator.

Bedroom 2 – (14'8" x 14'7") with uPVC double glazed rear window TV point and radiator.

Ensuite – (8'10"/5'6" x 5'6") equipped with shower cubicle with direct shower, WC, stylish round wash hand basin on a glass stand, tiled walls and floor, heated towel rail, extractor fan and wooden double-glazed rear window.

Bedroom 3 – (14'1" x 8'9") with uPVC double glazed front window, laminate effect floor and radiator.

Bedroom 4 – (12'1" x 9'0") with uPVC double glazed rear window, laminate effect floor and radiator.

Bedroom 5/study – (10'3" x 9'3"/7'0") with uPVC double glazed front window and radiator.

Bathroom – (8'9" x 7'4"/4'9") equipped with shower bath with direct shower and tiled surround, WC, wash hand basin, chrome ladder style towel rail, wooden double-glazed rear window and extractor fan.





Integral twin garage – (17'2" x 17'3"/ 15'0") equipped with twin remote controlled roller shutter doors, base unit with work surface and space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, light and power and consumer unit.

Exterior

Standing on a spacious corner plot with a block paved drive leading to the front door and integral garage. The front garden has a gravelled central bed with mature borders and 2 trees. Having screen fencing either side of the property with hand gate opening onto the large rear garden with a large entertaining patio area to the rear of the house, having a stylish raised sleeper style fish pond, summer house, lawned area with mature borders and a picket fence and gate opening onto the gardening area with raised vegetable plots and greenhouse.

**East Lindsey District Council – Tax band; 'E'
Energy performance Rating: 'D'**

Mains water, electric, gas and drainage. Central heating is via a gas fired boiler in the garage to radiators.

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
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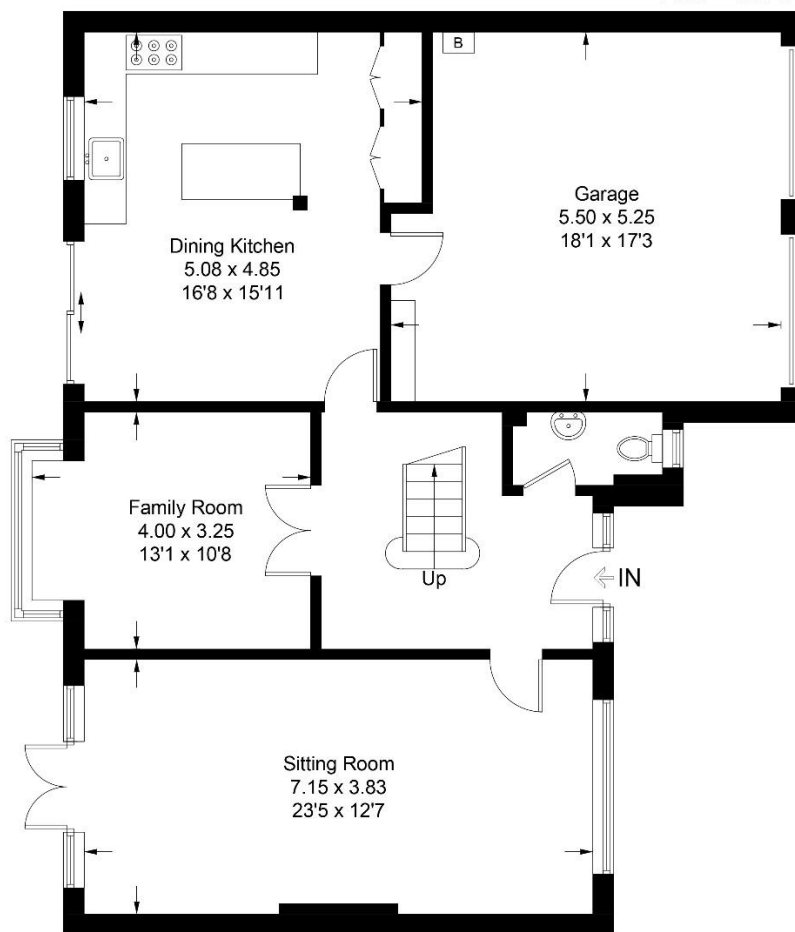
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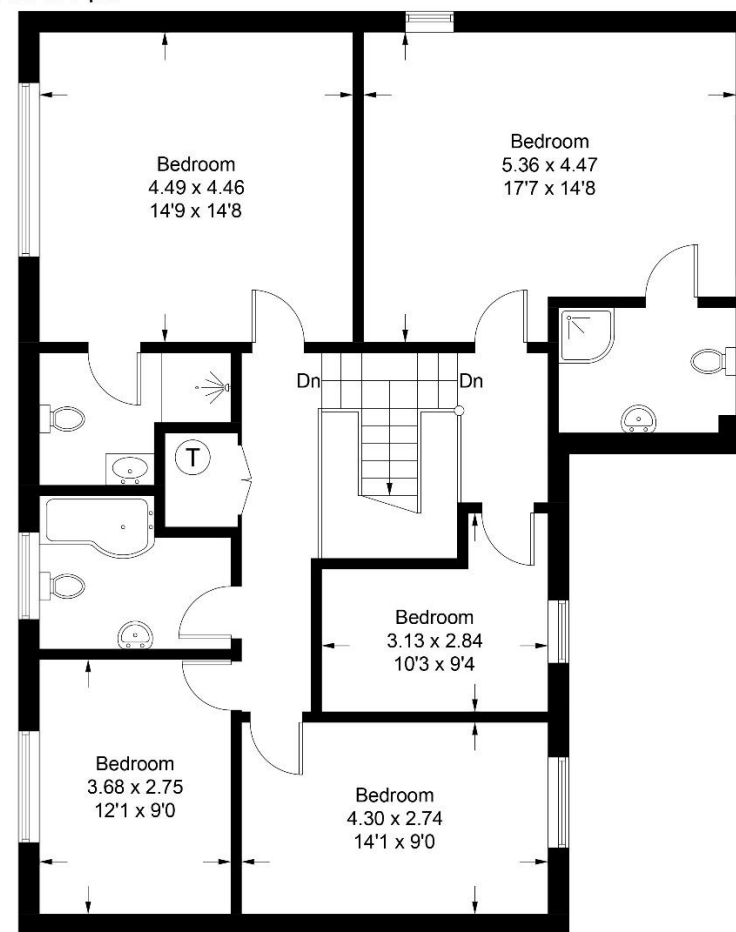


10 Carlisle Gardens

Approximate Gross Internal Area
Ground Floor = 110.0 sq m / 1184 sq ft
First Floor = 107.9 sq m / 1161 sq ft
Total = 217.9 sq m / 2345 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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