



BRITISH
PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCastle

56 Langton Hill
Horncastle, Lincolnshire. LN9 5AH

BELL



56 Langton Hill Horncastle

56 Langton Hill is a three bedroom, semi-detached family home enjoying gardens to the front and rear; ensuring green, leafy aspects. The bright, spacious accommodation, enjoying high ceilings throughout, comprises; entrance hall, living room, dining room open to kitchen, cloakroom; gallery landing, three bedrooms and bathroom.

With off road parking, a single garage; lawned garden spaces to the front and rear and a patio off the back, the property is conveniently located for the services, amenities and schools in Horncastle on sought-after Langton Hill. Within short walking distance is the well-regarded Queen Elizabeth's Grammar School; a full range of schooling is available in the town. Public transport links provide access to the coast, and the city of Lincoln.

ACCOMMODATION

Hallway with uPVC double glazed obscure front entrance door, wood effect flooring, carpeted stairs with spindle and balustrade to first floor, built in storage space housing Glow-worm gas fired boiler, and hot water cylinder; radiator and ceiling light. Wood glazed doors to dining room and to:

Living Room having uPVC double glazed bay window to front aspect; detailed fireplace with oak surround, carpeted floor, radiator, TV point, ceiling light and power points.

Dining Room having uPVC double glazed window to rear aspect; exposed brick fireplace with slate hearth and oak mantle, built in alcove shelving and storage, radiator and ceiling light. Open to:

Kitchen having uPVC double glazed windows to rear aspect; 1 1/2 bowl sink and drainer set to roll edge worktop surface with space and connections for upright fridge-freezer, under counter washing machine and dryer, Zanussi oven, four ring hob beneath extractor, tiled flooring, ceiling spotlights and power points.





Side Hallway with uPVC double glazed obscure door to side aspect; tiled flooring, built in understairs storage heater, radiator, wall light. Door to:

Cloakroom with uPVC double glazed obscure window to side aspect; low level WC, tiled floor and ceiling light.

First Floor

Gallery Landing with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points. Doors to first floor accommodation.

Bathroom having uPVC double glazed obscure window to rear aspect; P shaped bath with electric shower over, wash hand basin to storage unit with mirror over and low level WC. Tiled floor, heated towel rail and ceiling light.

Bedroom 1 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to rear aspect; carpeted floor, radiator, TV point, ceiling light and power points.

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

OUTSIDE

The south facing front garden is laid to lawn with a range of mature shrubs and trees, contained by hedging. The driveway runs alongside; initially shared before opening out to a front parking space / turnaround and continuing down the side to the **Single Garage** with up and over door, light and power.

The rear garden is initially laid to paved patio seating; with lawn to the rear and brick edge raised plant bed to one corner. Complete with timber potting shed; the rear is contained by mature hedging.





East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATONG: 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 18. 08.2025

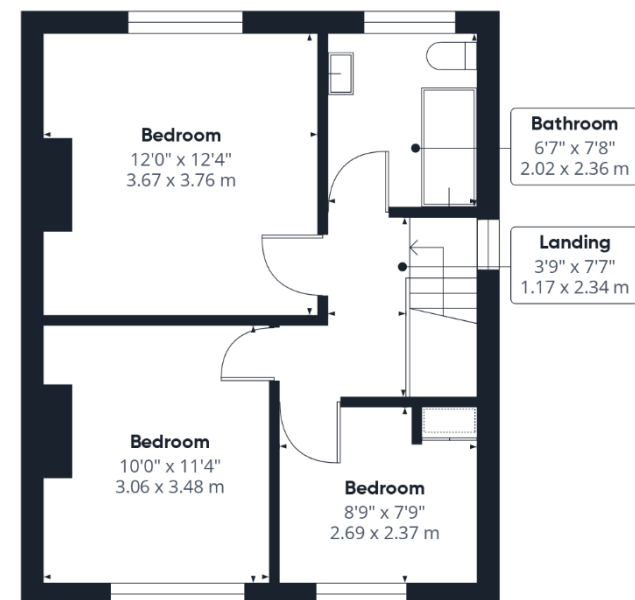
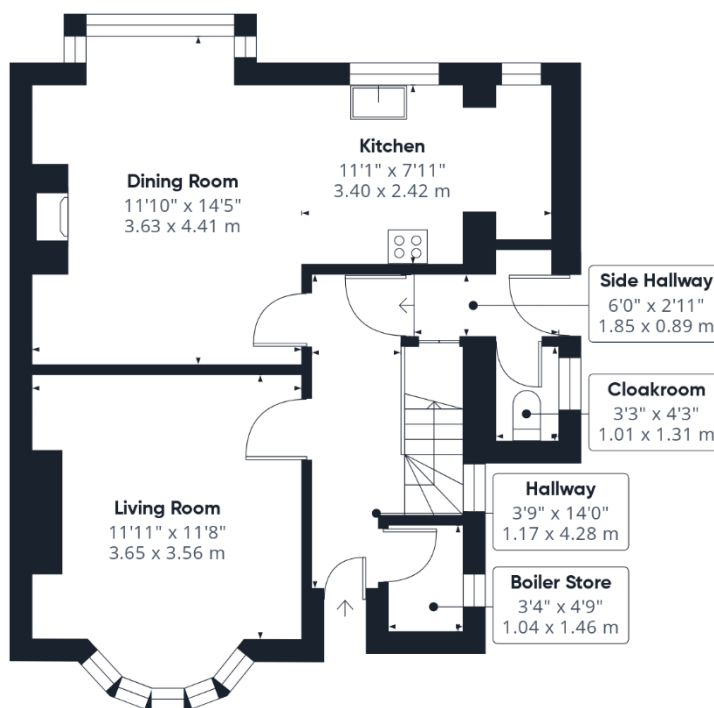
Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Approximate total area⁽¹⁾

1119 ft²

103.9 m²



DISCLAIMER

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