



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCastle



Arondale

Main Street, Horsington, Woodhall Spa. LN10 5EX

BELL



Arondale Main Street, Horsington

Arondale is a large three-bedroom bungalow, occupying a long plot of almost 1/3 of an acre (sts) and spread across 1500 sq ft – including a generous garage. With the hallway circling the front, South-facing lounge and dining space; accommodation continues with a large bath and shower room, breakfast kitchen with utility and cloakroom; three bedrooms (one with en suite) and a large rear conservatory.

The front provides ample driveway parking for multiple vehicles and to the rear extends out a beautiful lawned garden, with a wealth of vibrant flowers, fruit trees and more.

The rear looks across neighbouring farmland. The property boasts a high EPC: C (78) rating, with south-facing solar panels a welcome contributor.

ACCOMMODATION

Entrance Porch with uPVC double glazed leaded door and matching side panels, tiled floor and ceiling light. uPVC double glazed obscure door with matching side panels to:

Hallway having built in boiler and airing cupboards, carpeted floor, radiator, ceiling lights and power points. Doors to accommodation including:

Lounge having uPVC double glazed leaded windows to front and side aspects; electric fire to stone style surround, carpeted floor, radiators, ceiling lights and power points. Archway to hall.





Bathroom having uPVC double glazed obscure window to side aspect; panel bath with shower attachment over, walk in shower cubicle with triton electric shower over, wash hand basin to storage unit and low level WC. Tile effect floor, tiled walls, radiator and ceiling light.

Breakfast Kitchen having uPVC double glazed window to rear aspect; a good range to storage units to base and wall levels, sink and drainer to roll edge worktop, oven and grill, four ring hob beneath extractor canopy. Breakfast bar, wood effect flooring, radiator, ceiling light and power points. Open doorway to:

Utility having uPVC double glazed window to rear, door to side; space and connections beneath roll edge worktop for washing machine and further appliance, wood effect flooring, radiator and ceiling light. Door to:

Cloakroom with uPVC double glazed obscure window to side aspect; low level WC, wash hand basin, wood effect flooring, radiator and ceiling light.

Bedroom 3 with carpeted floor, radiator, ceiling light and power points. uPVC double glazed sliding doors to:

Conservatory with uPVC double glazed windows to sides and rear, French doors to rear; carpeted floor, ceiling lights and power points.

Master Bedroom having uPVC double glazed window to rear aspect; built in wardrobe, drawers and beside furniture, carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room with uPVC double glazed obscure window to side aspect; shower cubicle with tiled surround and triton electric shower over, wash hand basin set to storage unit and low level WC. Tile effect flooring, radiator, shaver socket and ceiling light.

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





OUTSIDE

The property is approached to the front via a brick paved driveway with turnaround/parking space, alongside lawn and continuing to the **Garage** with roller shutter door, uPVC double glazed obscure window to side, personnel door to side, solar panels fitted and ceiling light.

Down the side of the garage is a paved storage space, behind gates and continuing through to the rear garden. The garden continues away from the rear of the property, laid to lawn with landscaped flowerbeds throughout. Off the conservatory is a paved patio seating space, whilst to the rear is a successful orchard with fruits including plums, apples, pears; gooseberries, blackcurrants and more – and a vegetable patch including rhubarb, tomatoes and beetroot.

With fenced boundaries the garden is a child and pet friendly, secure space – enjoying views from the rear across neighbouring paddocks and over to arable farmland beyond.

THE AREA

Local shopping, social and educational facilities can be found within the nearby inland resort of Woodhall Spa; while the Georgian market town of Horncastle that has further services and amenities, and excellent educational facilities including the highly respected Queen Elizabeth's Grammar School.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: C

Oil fired central heating

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

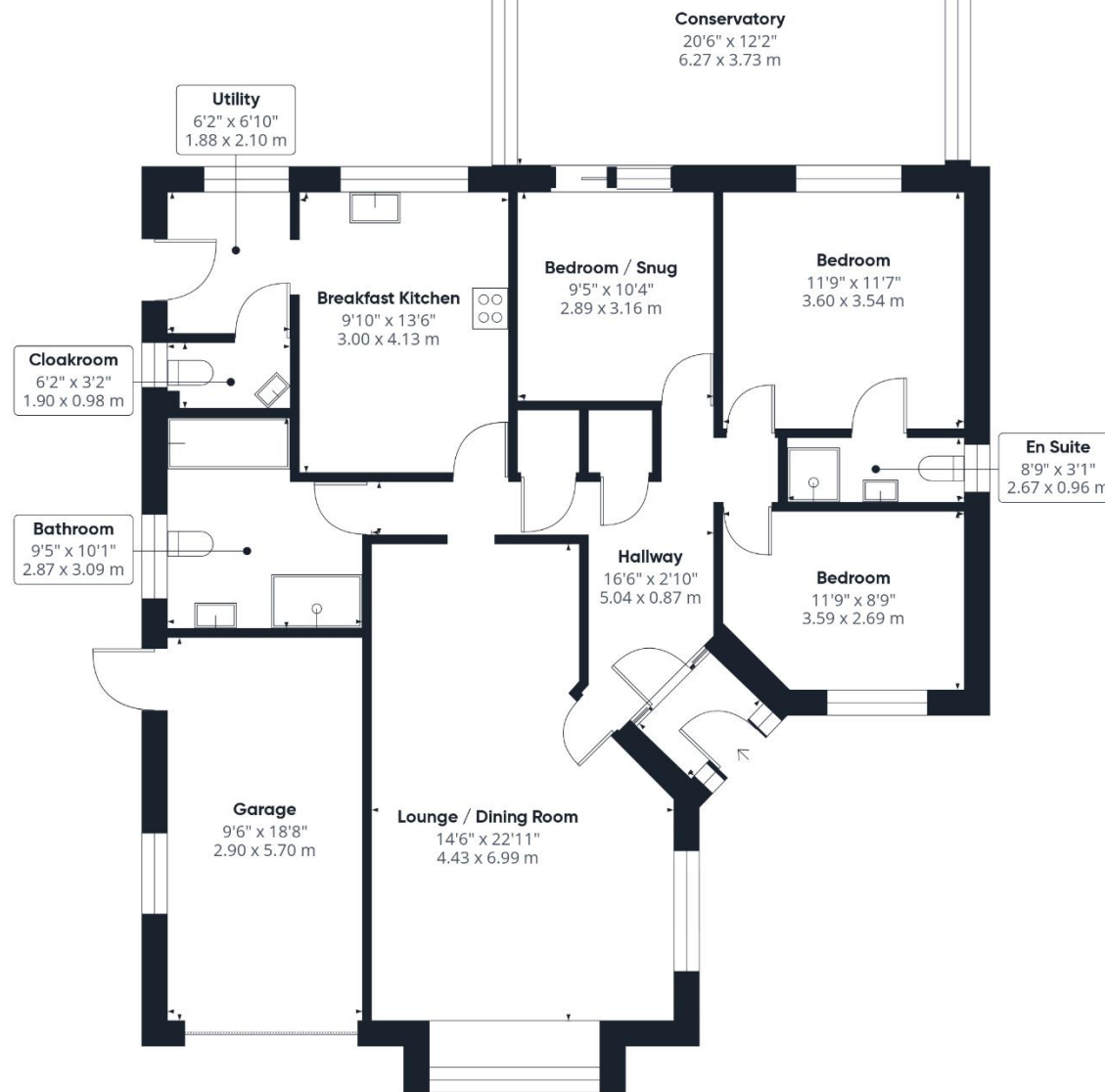
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Brochure prepared 15.08.2025





Approximate total area⁽¹⁾

1549 ft²
143.8 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.

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