



5 'Phoenix Brewery Buildings' Off South Street, Horncastle, Lincolnshire, LN9 6DT

BELL

The Development

Presently undergoing a scheme of sympathetic restoration and conversion, the former 'Phoenix Brewery Buildings' are being converted to create 6 town houses from 1 bedroom to 3 bedrooms.

The character of the original buildings is being retained where possible and enlarged to create dwellings suitable for sustainable modern living using the very latest building regulations. Each has 2 allocated car parking spaces and private and communal spaces.

The Area

Horncastle is a very popular Georgian market town, in the heart of the 'Lincolnshire Wolds' and conveniently situated for all the major towns of East Lincolnshire and the city of Lincoln. This development is located close to the centre of the town, in the conservation area and overlooking the beautiful green space of 'Hamerton Gardens'.



5 'Phoenix Brewery Buildings'

The Property

No. 5 is situated at the end of the row of town houses having a single bedroom with ensuite to the first floor, the central heating is an electrically heated 'wet' system to radiators in each room, Upvc double glazed sliding sash windows throughout, of grey exterior and white interior. The entrance door is of solid composite construction in a stylish tone. To the rear is a pair of white uPVC double glazed patio doors opening onto the walled patio garden.

Accommodation

Living Kitchen (16'9" x 11'10" (incl. stairs)) Equipped with a range of white wall and base units with worksurface over incorporating single drainer sink, electric hob, over and extractor hood, appliance space, inset ceiling spotlights, composite entrance door, pair of uPVC double glazed patio doors, smoke detector, uPVC double glazed sash window, radiator, and stairs to the first floor

Bedroom (16'9"/11'5" x 11'8" (incl. stairs)) Having dual aspect uPVC double glazed windows, large wardrobe-storage cupboard and radiator.

Ensuite (6'6" x 5'1") Equipped with a large tray shower cubicle with electric shower, wc and wash hand basin with cupboards incorporating the cistern, uPVC double glazed window and radiator.

EXTERIOR: Having a walled rear patio garden off the rear patio doors with gate onto the rear communal area. Allocated parking for 2 vehicles.

ACCESS: The development is accessed off South Street, via a shared right of way over the roadway belonging Horncastle Town Council. This right is shared with the adjoining residential property 'Phoenix Lodge'

Services: Mains water, electricity and foul sewerage drainage are connected. Top water is to a system of crate attenuation Soakaways. 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.

3D Images and Plans

The 3D images and plans contained in these sales particulars are intended for guidance only, they are based upon the architects' drawings so should not be fully relied upon by potential purchasers. Any plan in these particulars is purely presented as a guide and all boundaries and areas will require further verification. The agents refer prospective purchasers to the vendors solicitors regarding these matters.

Completion – Summer 2025.

**EAST LINDSEY DISTRICT COUNCIL – Tax band: tbc.
ENERGY PERFORMANCE RATING (SAP): tbc**

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NOTES: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any covenants, easements or rights of way, which may affect it.



VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY
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