



Marlborough
Mill Lane, Thimbleby, Horncastle, Lincolnshire. LN9 5JS

BELL



Marlborough

Mill Lane, Thimbleby

Marlborough is a spacious three-bedroom family home, built to a contemporary style with prevalent use of wood flooring throughout, and panelling to the exterior and decking.

Enjoying a bright ambience with views to the back across arable farmland and to the setting sun, the property has gardens to the front and rear; driveway parking and a single garage.

Leading off a central hallway with open landing above, the ground floor accommodation comprises a front-facing sitting room, family room/bedroom, bathroom, utility and dining kitchen; with two further bedrooms including master with dressing room and en suite to the first.

The popular village of Thimbleby just over a mile west of the Georgian market town of Horncastle with a good range of social, shopping and educational facilities. The county capital of Lincoln is 20 miles to the West; the beautiful Lincolnshire coastline a touch further to the East.



ACCOMMODATION

Hallway with wood obscure glazed front entrance door and wood double glazed windows to front and side; carpeted stairs with spindle and balustrade to open landing, wood flooring and ceiling spotlights. Underfloor heating, also throughout the ground floor. Doors to ground floor accommodation, glazed French doors to:



Sitting Room with wood double glazed bay window to front and window to side aspect; wood flooring, TV point, ceiling spotlights and power points.

Family Room/Bedroom with wood double glazed windows to front and side aspects; wood flooring, ceiling spotlights and power points.

Bathroom having wood double glazed obscure window to side aspect; panel bath with tiled surround, shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tiled floor, heated towel rail and built in storage space.

Dining Kitchen having wood double glazed windows to sides and rear, French doors to rear aspect; a range of storage units to base and wall level including glazed units, sink and drainer to roll edge worktop, integrated dishwasher, fridge, Smeg oven, induction hob to island beneath extractor. Wood flooring, ceiling spotlights and power points. Door to:

Utility with composite double glazed obscure door to side; roll edge worktop with storage above and beneath; space and connections beneath for washing machine, tiled flooring, wall mounted Worcester boiler and ceiling light.

First Floor

Gallery Landing with carpeted floor, radiator and ceiling spotlights. Doors to dressing room and bedrooms.

Master Bedroom having wood double glazed roof-height window to rear, with view across garden and farmland beyond to the sunset. Built in eaves storage space, radiator, ceiling spotlights and power points. Door to:

Dressing Room with carpeted floor, radiator, loft access hatch, ceiling light. Door to:

En-suite Shower Room having wood double glazed obscure window to side aspect; corner shower cubicle with tiled surround, wash hand basin to storage unit with roll edge counter top, low level WC, heated towel rail and ceiling light.





Bedroom with wood double glazed window to front aspect; carpeted floor, built in storage space, radiator, ceiling spotlights and power points.

OUTSIDE

The property is approached down a brick paved driveway, providing parking, and access to the **Garage** with up and over door to front, wood double glazed obscure window and door to side, ceiling light.

The front garden is lawned, with post and rail fencing and a mature oak tree.

The rear garden is laid to lawn with a timber decked area beneath canopy off the back of the dining/kitchen; looking across the hedge and to rolling farmland beyond - facing the evening sun.

East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: D

LPG 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 28.08.2025





Marlborough

Approximate Gross Internal Area

Ground Floor = 110.3 sq m / 1187 sq ft

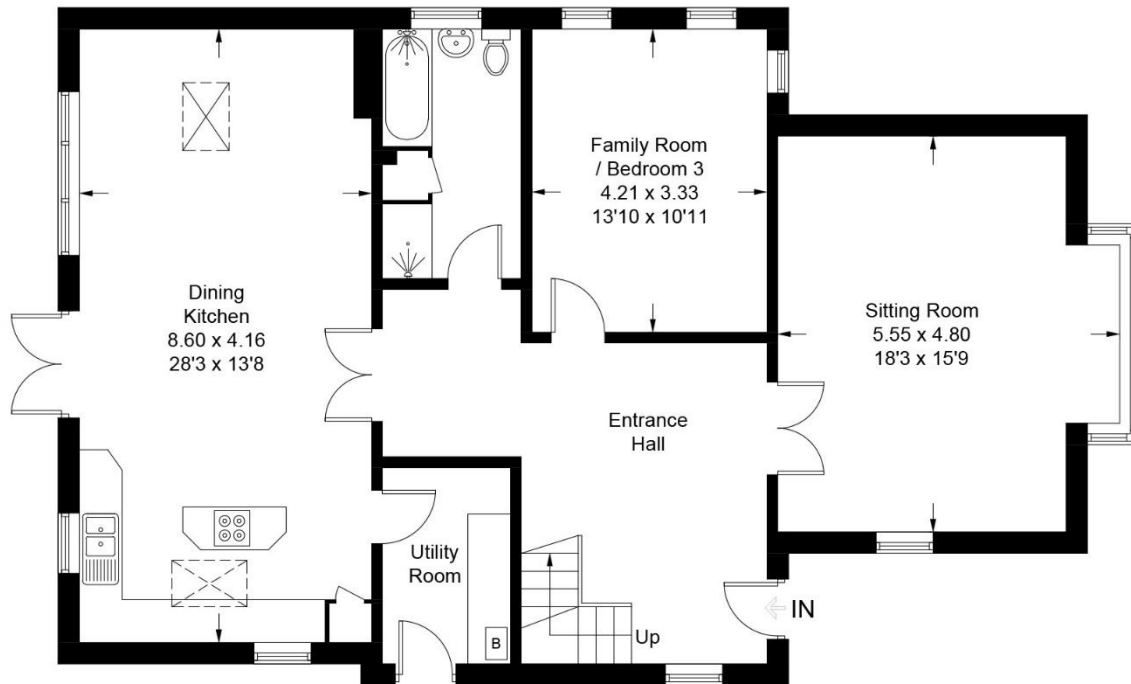
First Floor = 71.1 sq m / 765 sq ft

Garage = 22.6 sq m / 243 sq ft

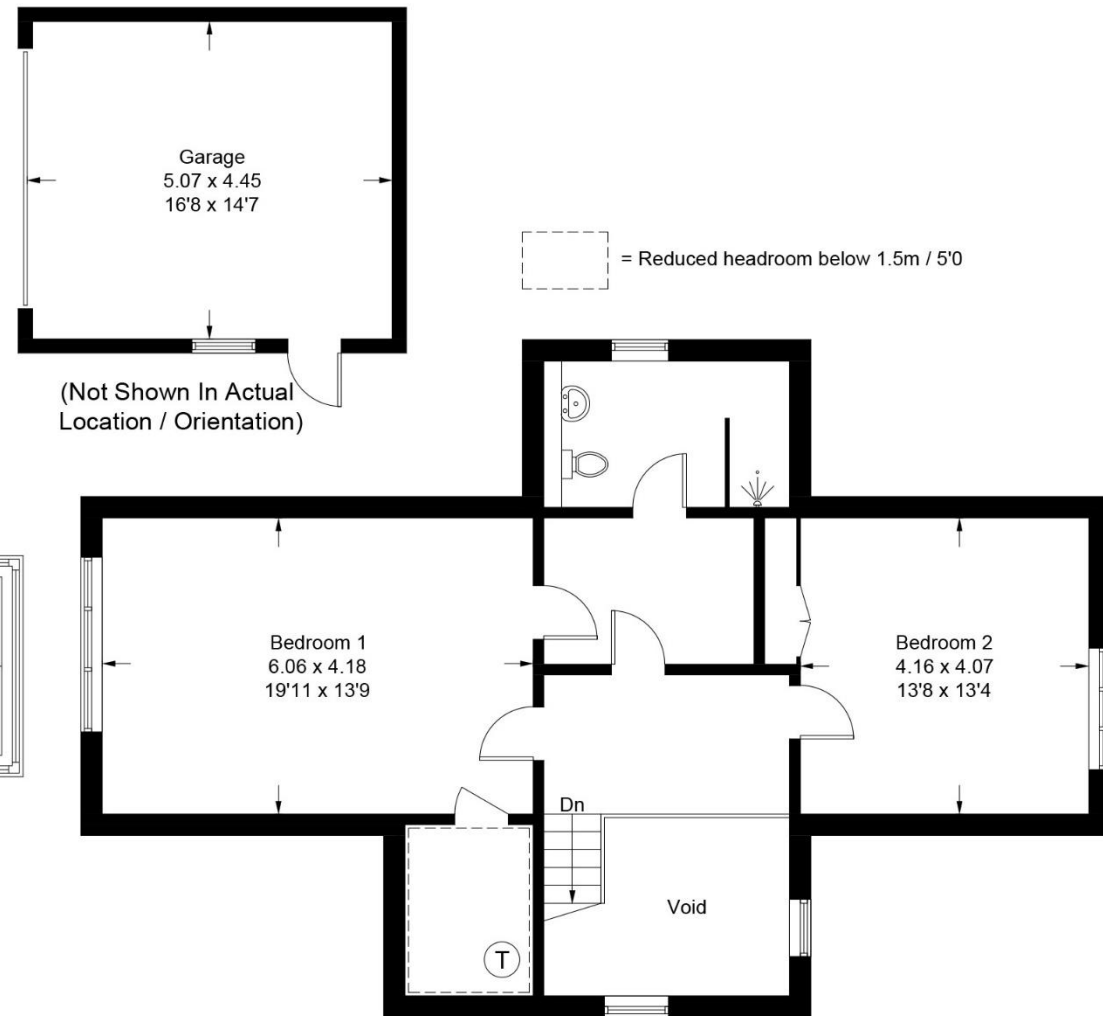
Total = 204.0 sq m / 2195 sq ft

(Excluding Void)

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.



Ground Floor



First Floor

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