



Hawthorns
Horncastle Road, Goulceby, Louth, Lincolnshire. LN11 9WB

BELL



Hawthorns

Goulceby, Louth

Hawthorns is a versatile, detached three bedroom bungalow, extended and reconfigured by the current vendors to provide a wealth of flexible space. Occupying a generous plot with large rear garden, front driveway parking and double garage, the property enjoys a private position in this sought after village.

Goulceby lies in the heart of the Lincolnshire Wolds National Landscape, with many scenic walking routes nearby. The well serviced and historic market towns of Horncastle and Louth lie approx. 7 and 8 miles away respectively; each offering excellent local shopping, leisure and educational facilities.

ACCOMMODATION

Entrance Porch having wood effect, double glazed obscure and leaded side entrance door with matching side panel, tiled flooring and ceiling light. Glazed door with window alongside to: Hallway with built in storage space, loft access hatch and ceiling lights. Doors to accommodation including:

Lounge with uPVC double glazed bow window to front aspect; log burning stove on tiled stand, wood flooring, TV point, radiator, ceiling light and power points.

Bedroom 2 having uPVC double glazed window to front aspect; wood effect flooring, built in wardrobe storage space, radiator, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to side aspect; panel bath, corner shower cubicle with Mira electric shower over, wash hand basin to storage unit and low level WC. Tiles to walls and floor, heated towel rail and ceiling lights.

Utility having uPVC double glazed obscure window to rear aspect; storage units to base and wall levels, Butlers sink to





square edge wood worktop with space and connections for under counter washing machine and upright fridge/freezer. Wood effect flooring, radiator, ceiling light and power points.

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

Kitchen having a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer to roll edge worktop with space and connection for under counter fridge, Neff oven, hob, microwave and induction hob. Tiled floor, radiator and ceiling lights. Open to:

Garden Room with uPVC double glazed French doors to rear, window to side aspect; wood effect flooring, radiator, ceiling light and power points.

Bedroom 1 with uPVC double glazed window to rear aspect; carpeted floor, built in wardrobe storage space, radiator, ceiling light and power points

Bedroom 3 / Office with uPVC double glazed window to side aspect; carpeted floor, built in wardrobe storage space, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front, via a gravel driveway which continues to the front and side, providing off road parking for multiple vehicles and access to the **Double Garage** with electric roller shutters doors, lights and power, personnel door to rear

The rear garden is laid to lawn with a range of mature flowers, shrubs and trees providing colour throughout. To one corner stands a timber **Summerhouse**, while another hosts a timber **Potting Shed / Store** - adjacent to the rear of the garage.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: tbc
Oil fired heating, Biotech drainage system. Mains water and electric.

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 01.10.2025

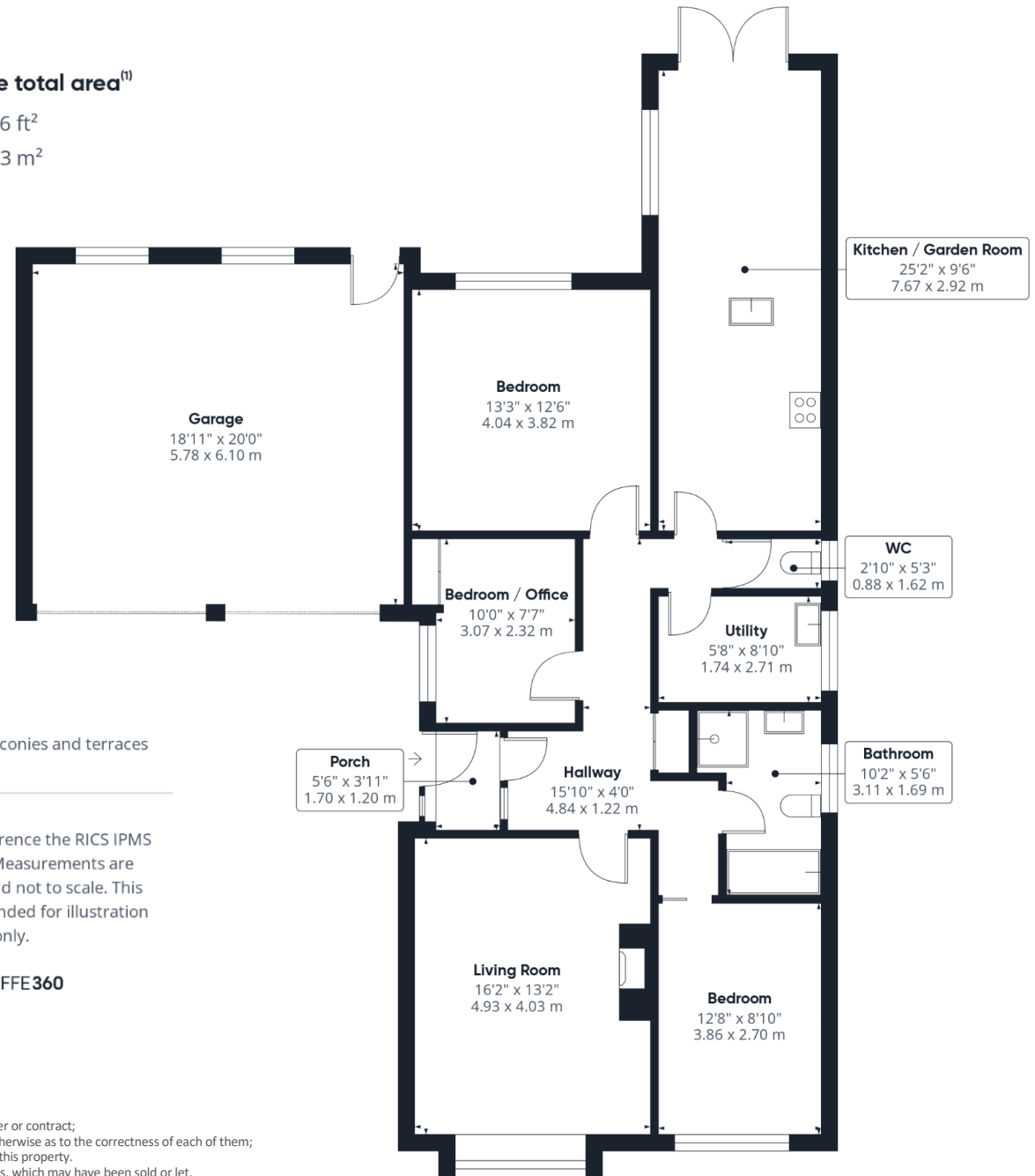




Approximate total area⁽¹⁾

1476 ft²

137.3 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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