



The Green
Main Road, Haltham, Horncastle, LN9 6JQ

BELL



The Green Main Road, Haltham

The Green is a well-presented, spacious, family home; providing three bedrooms, a wealth of living space and large, South-facing rear garden; plus driveway and (double) garage parking for multiple vehicles.

Occupying an attractive corner plot, the property enjoys a view of the church from the dining room, being open to the kitchen; with a triple-aspect lounge, large utility and cloakroom completing the ground floor. The first floor is laid out with three bedrooms, including master with en suite, and the family bathroom.

With the town of Horncastle and well-served neighbouring villages of Coningsby and Tattershall within close proximity, the property is located on 'Main Road', which leads off A153 road that runs around the village of Haltham.



ACCOMMODATION

Entrance Porch with composite double glazed front entrance door, uPVC double glazed windows to front and rear aspect; porch heater, wood effect tiled flooring and ceiling light. Glazed door to:

Hallway with carpeted floor, electric heater, ceiling lights and power points. Doors to ground floor accommodation including:

Dining Room with uPVC double glazed window to front and side aspect; carpeted floor, electric heater and power points. Brick arch to:



Kitchen having uPVC double glazed window to rear aspect; a good range of units to base and wall levels, 1 1/2 bowl sink and drainer to roll edge worktop surface, Neff oven and grill, Neff LPG Gas five ring hob, integrated Neff fridge. Tiled floor, lights to ceiling and over counter and power points.

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

Utility having uPVC double glazed windows to side and rear aspects; storage units to base and wall levels, sink and drainer to roll edge worktop with space and connections for under counter washing machine, dishwasher and dryer, upright fridge-freezer. Tiled floor, ceiling lights and power points.

Lounge having uPVC double glazed windows to front, side and French doors to rear aspect; brick fireplace containing multi-fuel burner, with tiled hearth, carpeted floor, electric heater, ceiling lights and power points.

First Floor

Gallery Landing with uPVC double glazed window to front, wood circular window to side; carpeted floor, electric heater, loft access hatch and ceiling light. Doors to first floor accommodation and water cylinder cupboard.

Master Bedroom having uPVC double glazed window to front aspect; carpeted floor, electric heater to wall, ceiling light and power points. Door to airing cupboard and door to:

En suite Shower Room having uPVC double glazed obscure window to rear aspect; shower cubicle with tiled surround, pedestal wash hand basin and low-level WC. Tiled effect Karndean flooring, heated towel rail and ceiling light.

Bathroom having uPVC double glazed windows to side and rear aspects; panel bath with shower attachment over, pedestal wash hand basin and low level WC. Tile effect flooring, tiled walls, heated towel rail, electric heater and ceiling light.





Bedroom 3 with uPVC double glazed window to rear aspect; carpeted floor, electric heater, ceiling light and power points.

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

OUTSIDE

The property is located on a corner plot, with a wide driveway providing off road parking space for multiple vehicles and leading to double gates, behind which is further parking (ideal for a campervan or similar), down the side is the **Double Garage** with up and over doors, light and power.

The front garden is laid to lawn with paved path leading to the front door, and around the sides through personnel gates to the child and pet friendly, secure, rear garden. Predominately laid to lawn, the garden is a beautiful, south-facing, space with paved patio seating, gravelled areas and mature flowers and shrubs throughout. Largely contained by mature hedging, to ensure a green environment, the garden is complete with shed a greenhouse off the back of the garage.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: D

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.

Mains Water and electricity
LPG Gas to hob
Biotech Drainage System

VIEWING: By arrangement with the agent's Horncastle Office

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(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

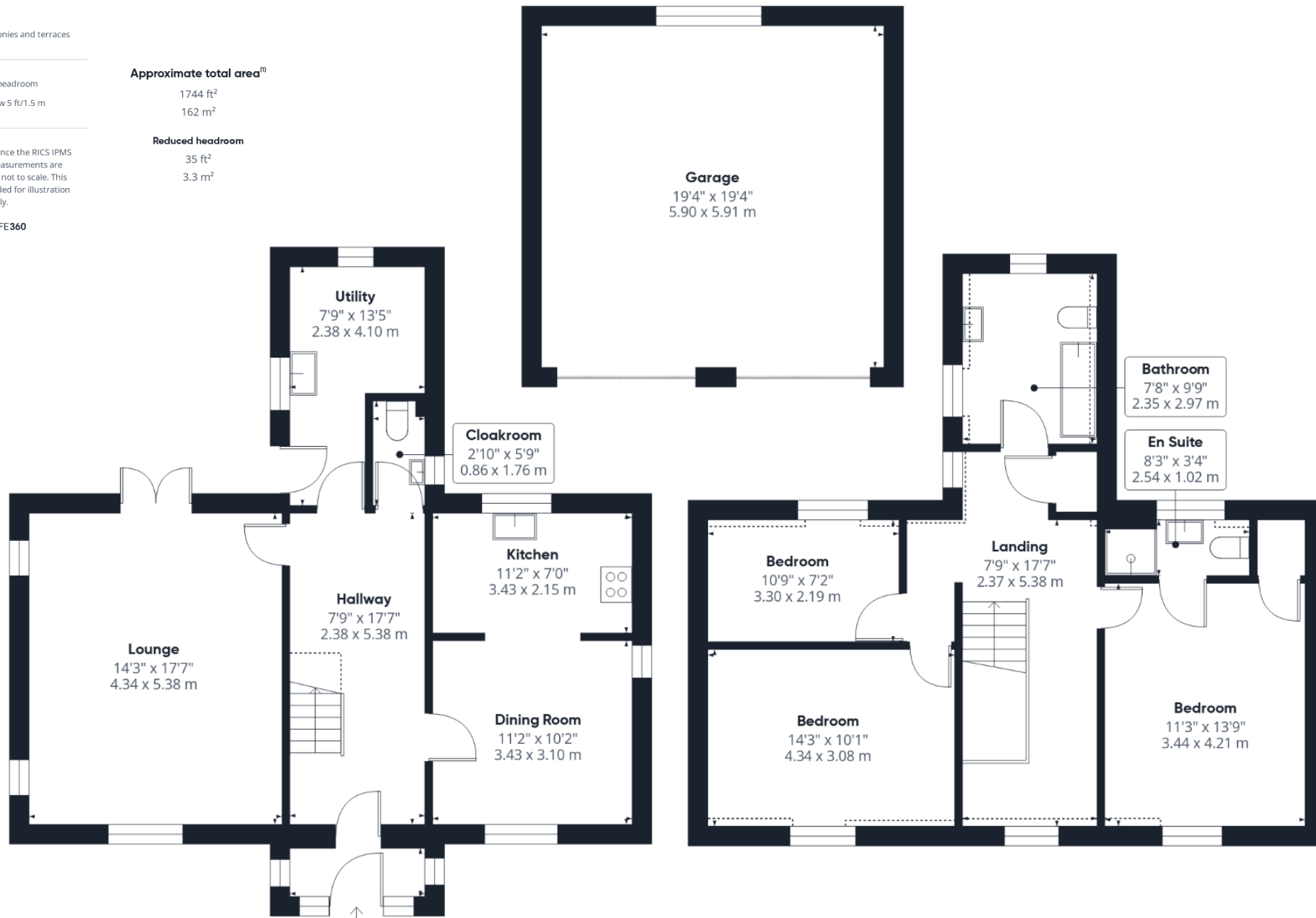
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Approximate total area^m

1744 ft²
162 m²

Reduced headroom

35 ft²
3.3 m²



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