



Copperfields
Main Road, Thimbleby, Horncastle. LN9 5RE

BELL



Copperfields

Thimbleby

Copperfields is a spacious, detached three-bedroom bungalow occupying a generous plot with open views from the rear across hillside arable farmland. Located to a South-facing position in the popular village of Thimbleby, the property provides flowing living space, comprising: lounge, dining room, breakfast kitchen – with utility, cloakroom and internal access to double garage leading off. The hallway continues around to the three bedrooms, including master with en suite, and the family bathroom.

Thimbleby is located approximately 1 ½ miles west of the Georgian market town of Horncastle; with a good range of social, retail and educational facilities.

ACCOMMODATION

Entered to the front through uPVC double glazed leaded, obscure door with matching window alongside, to ...

Hallway – with lights to ceiling, carpet, electric heater, multiple power points, sliding doors to storage space, wood doors to accommodation including...

Dining Kitchen – with uPVC double glazed leaded window to side, lights to ceiling, storage units to base and wall levels including open-corner and glazed shelving, sink and drainer to roll edge worktop. Integrated dishwasher, fridge, microwave, AEG oven, four ring hob. Electric heater, multiple power points, tile effect flooring, wood doors to dining room and...





Utility – with uPVC double glazed leaded window and door to side, light to ceiling, sink and drainer to roll edge worktop. Wood doors to airing cupboard, space and connections for appliance, electric heater, tiled flooring, wood door to garage and...

Cloakroom -with light to ceiling, low level W/C, hand wash basin, tiled walls and flooring, wood obscure glazed window to garage.

Dining Room – with uPVC double glazed doors to rear, light to ceiling, carpet, electric heater, multiple power points, sliding doors to...

Lounge – with uPVC double glazed doors and window to rear, lights to ceiling and wall, electric heaters, carpet, multiple power points, tv points, wood door to hallway.

Bedroom - with uPVC double glazed window to rear, light to ceiling, carpet, multiple power points, electric heater, mirror fronted wardrobe storage, wood door to...

En Suite Shower Room – with uPVC double glazed obscure leaded window to side, light to ceiling, low level W/C, pedestal sink, corner shower cubicle, tiles to walls and floor, shaver socket, heated towel rail.

Family Bathroom – with uPVC double glazed obscure leaded window to side, light to ceiling, low level W/C, pedestal sink, bath with shower over, tiled walls and flooring, electric heater, heated towel rail.

Bedroom – with uPVC double glazed leaded bay window to front, light to ceiling, carpet, electric heater, multiple power points, tv point, mirror fronted wardrobe storage.

Bedroom – with uPVC double glazed leaded window, light to ceiling, carpet, electric heater, multiple power points, tv point, mirror fronted wardrobe storage.





OUTSIDE

The property is approved to the front up a sweeping gravelled driveway leading to parking and turnaround space, and **Garage** – with up and over door to front, light to ceiling, wood door to utility, circular windows to side, wood door to storage space, tap.

The front garden is laid to lawn with hedged boundaries and a large, mature beech. The rear garden is laid to lawn, with mature flowerbeds and trees, and open views to the rear across hillside arable farmland. The boundaries are largely contained by hedging with some wood panel fencing.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: tbc

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

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En Suite
6'6" x 6'6"
2.00 x 2.00 m

Bedroom
10'9" x 10'9"
3.29 x 3.30 m

Lounge
18'4" x 17'8"
5.61 x 5.40 m

Dining Room
10'1" x 14'4"
3.10 x 4.39 m

Bathroom
6'6" x 9'0"
1.99 x 2.75 m

Bedroom
9'9" x 9'8"
2.99 x 2.96 m

Bedroom
9'6" x 9'8"
2.89 x 2.95 m

Hallway
5'5" x 15'1"
1.67 x 4.60 m

Kitchen
19'10" x 10'0"
6.06 x 3.06 m

Utility
7'3" x 8'5"
2.23 x 2.57 m

Store
4'9" x 9'0"
1.46 x 2.75 m

Garage
19'7" x 16'1"
5.99 x 4.91 m

Approximate total area⁽¹⁾
1666 ft²
154.8 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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