



40 East Street
Horncastle, LN9 6AZ

BELL



40 East Street Horncastle

NO ONWARD CHAIN! 40 East Street is a substantial semi-detached family home, occupying a prominent town centre position and boasting a large, South facing garden. Within comfortable distance of Horncastle's full range of services and amenities, including primary and secondary schooling, the property will suit a range of potential purchasers and offers dedicated off-road parking.

The property boasts a large, front-facing Dining Room open to the bright Sitting Room; a rear-facing Conservatory; Breakfast Kitchen with Pantry, Utility and Washroom adjacent and a versatile Study / Snug to the ground floor. The first floor is laid out with four Bedrooms, one with En Suite Bathroom, a further Washroom and a family Bathroom. The rear patio provides access to an external Workshop/Store.

40 East Street enjoys historical prominence with a (locally-arranged) 'blue plaque' on the front wall commemorating Annie Dixon: Miniature Portrait Artist to Queen Victoria (1817-1901).

ACCOMMODATION

Entered to the front, through wood door with window over, to

Entrance Hallway - with lights to ceiling, wood flooring, radiators. Carpeted stairs to first floor; wood doors to accommodation including ...

Snug / Study - with wood sash window to front, light to ceiling. Radiator, carpet, multiple power points. Feature fireplace to corner.



Dining Room - with wood sash bow window to front, light to ceiling rose. Open fireplace with stone stand and brick surround, wood overmantle. Wood flooring, multiple power points, radiator. Open to

Sitting Room - with wood glazed French doors and full height windows to bay to rear, light to ceiling rose. Open fireplace with stone stand and brick surround, wood overmantle. Wood flooring, multiple power points, radiator.

Conservatory - with wood windows to sides and rear, patio door to side. Tiled flooring, multiple power points.

Breakfast Kitchen - with wood sash window to rear, light to ceiling. Storage units to base and wall levels. Ceramic butler sink to square edge wood worktop. Rangemaster cooker with six ring hob. Wood effect flooring, radiator. Wood door to pantry with light and power; wood door to...

Side Lobby - with wood obscure glazed window to side, light to ceiling. Radiator, multiple power points, wood effect flooring. Wood doors to cloakroom and

Utility - with wood window to front, light to ceiling. Wall mounted, gas fired Worcester boiler with Stelflow water cylinder beneath. Radiator, multiple power points, wood effect flooring. Built in storage space, butlers sink set to square edge wood worktop with space and connections for washing machine and dryer beneath.

Cloakroom - with wood obscure glazed window to side, light to ceiling. Low level W/C, hand wash basin, wood effect flooring.

First Floor Gallery Landing - with lights to ceiling, carpet, wood door to storage space. Wood doors to further accommodation including ...

Bedroom - with wood sash window to front, light to ceiling. Wood flooring, radiator, multiple power points.

Washroom- with wood obscure window to rear, light to ceiling. Low level W/C, hand wash basin to storage unit, radiator. Carpet.

Bedroom - with wood sash window to rear, light to ceiling. Feature fireplace, wood door to storage space. Radiator, multiple power points, carpet.





Bedroom - with wood sash window to rear, light to ceiling. Radiator, carpet, built in storage, feature fireplace. Open archway to

En Suite Bathroom - with wood sash window to rear, lights to ceiling. Low level W/C, pedestal sink, freestanding bath on ball and claw feet with shower over. Radiator, carpet.

Bedroom - with wood sash window to front, light to ceiling. Feature fireplace, wood doors to built in storage spaces, radiator, multiple power points, wood flooring.

Family Bathroom - with wood sash window to front, lights to ceiling. Low level W/C, pedestal sink, bath, corner shower cubicle with board surround. Carpet, heated towel rail, radiator.

OUTSIDE

The property is approached to the front up a paved driveway; leaving through vehicle gates to further gravelled parking space, with a covered store an accessing the side gate and side door. The front garden is lawned with mature shrubs and trees, and a pedestrian path from East Street to the front door.

The rear garden is predominantly laid to lawn, with a range of mature flowers, shrubs and trees throughout including a beautiful birch and a successful apple tree. Facing south, the garden is largely contained by brick walls; with a low level trellis fence dividing the principle space from a pleasant, smaller space at the rear with further apple trees. Leading off the conservatory is a paved patio seating area, continuing to the brick and tile **Workshop/Store** (with light, power and water connected), while to the side stands a timber summerhouse.

East Lindsey District Council – Tax band: tbc

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

Old Bank Chambers, Horncastle. LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 15.10.2025





DISCLAIMER

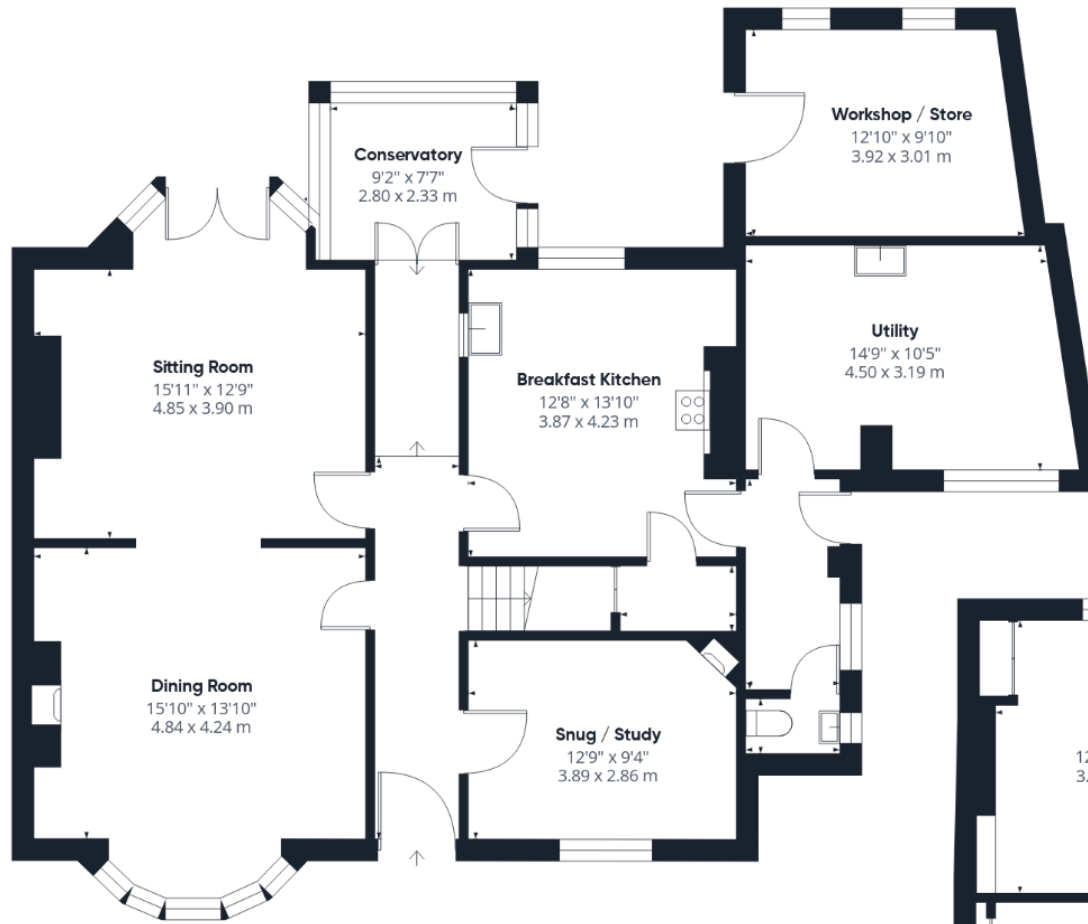
Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;

- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.

- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Approximate total area⁽¹⁾

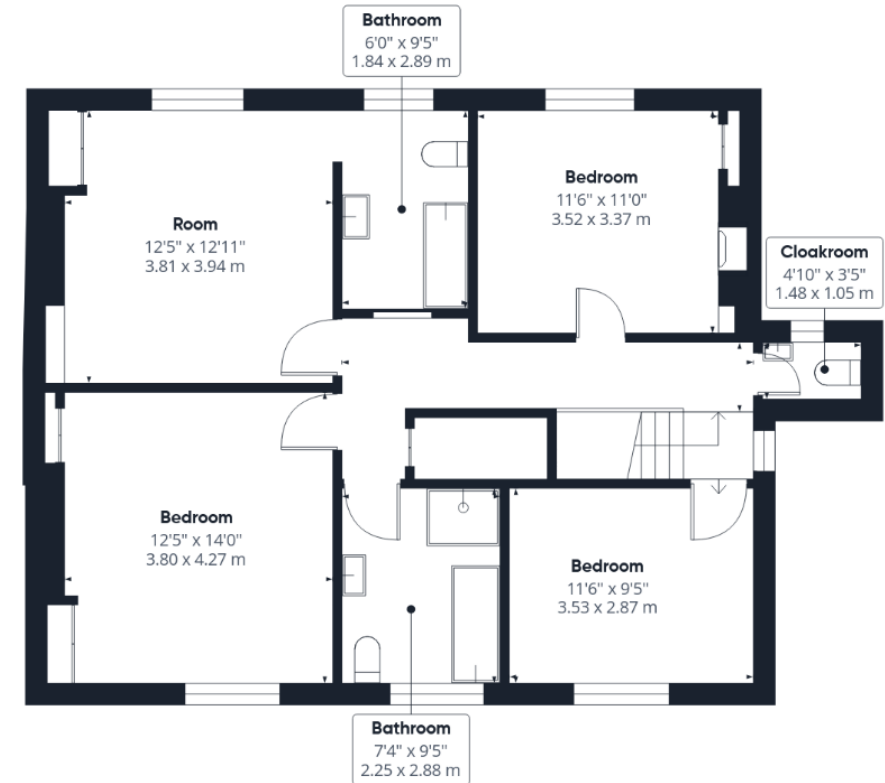
2146 ft²

199.6 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.

GIRAFFE360



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

