

42, Baggaley Drive

Horncastle, LN9 5GE

BELL







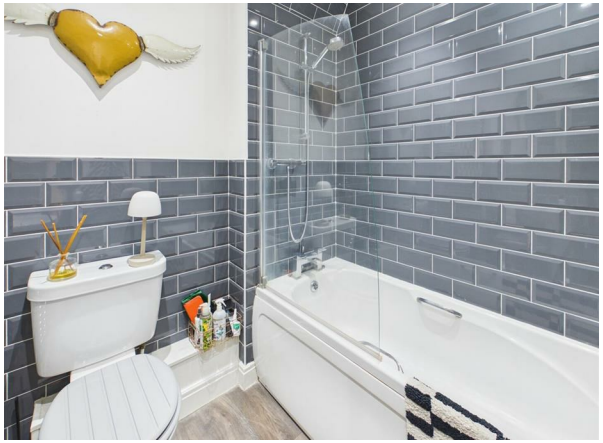
42 Baggaley Drive is a two-bedroom, mid-terrace property located to a no-through road position within the popular Langton/Thimbleby Hill(s) residential area of Horncastle. Enjoying a contemporary style throughout, the property provides modern (dining) kitchen, cloakroom and bathroom fitments alongside a bright lounge, and two first floor bedrooms. Externally, there are dedicated parking spaces and a long, lawned, rear garden with a raised patio platform off the French doors, and a timber store.

The well-serviced market town of Horncastle benefits from amenities including supermarkets, doctors surgery, post office, pharmacists, swimming pool and a wealth of other sports facilities plus an extensive range of local, independent shops and eateries. There is also a full range of primary and secondary schooling including the well-respected Queen Elizabeth's Grammar School. The county capital of Lincoln and coastal resort of Skegness lie 21 miles West & East respectively, a regular public bus services runs from the town to both locations while a new service links to the inland resort of Woodhall Spa.

ACCOMMODATION

Lounge
With uPVC double glazed window to front, lights to ceiling. Wood effect flooring; tv point, multiple power points, radiator. Carpeted stairs to first floor with storage beneath.







Dining Kitchen
Having uPVC double glazed window and French doors to rear, lights to ceiling. 1 1/2 sink and drainer to square edge worktop. Storage units to base and wall levels. Lamona oven and four ring hob, integrated fridge-freezer, space and connections for under counter washing machine. Wood effect flooring, radiator, multiple power points.

Cloakroom
Having light to ceiling, low level wc, hand wash basin. Wood effect flooring.

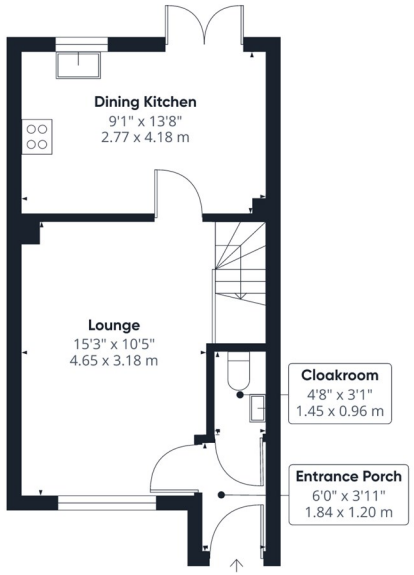
Bedroom 1
Having uPVC double glazed window to rear, light to ceiling . Carpet, radiator, multiple power points.

Bedroom 2
With uPVC double glazed window to front; light to ceiling. Wood door to storage space, carpet, radiator, multiple power points.

Bathroom
With spot light to ceiling. Low level wc, pedestal sink, bath with shower over and tiled surround. Heated towel rail, wood effect flooring.

Outside
The property is set with two tarmac parking spaces to the front; and a small slate chipped garden area, with paved step leading up to the door.

The rear garden begins with a raised, paved, patio seating space, stepping down to a long lawn with path running down to the rear - where a timber store stands alongside gate providing side access for bins, etc. The boundaries are fenced to ensure a child and pet friendly, secure space.



Ground Floor





Floor 1

BELL

Approximate total area(1)

644 ft²

59.8 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.

GIRAFFE360

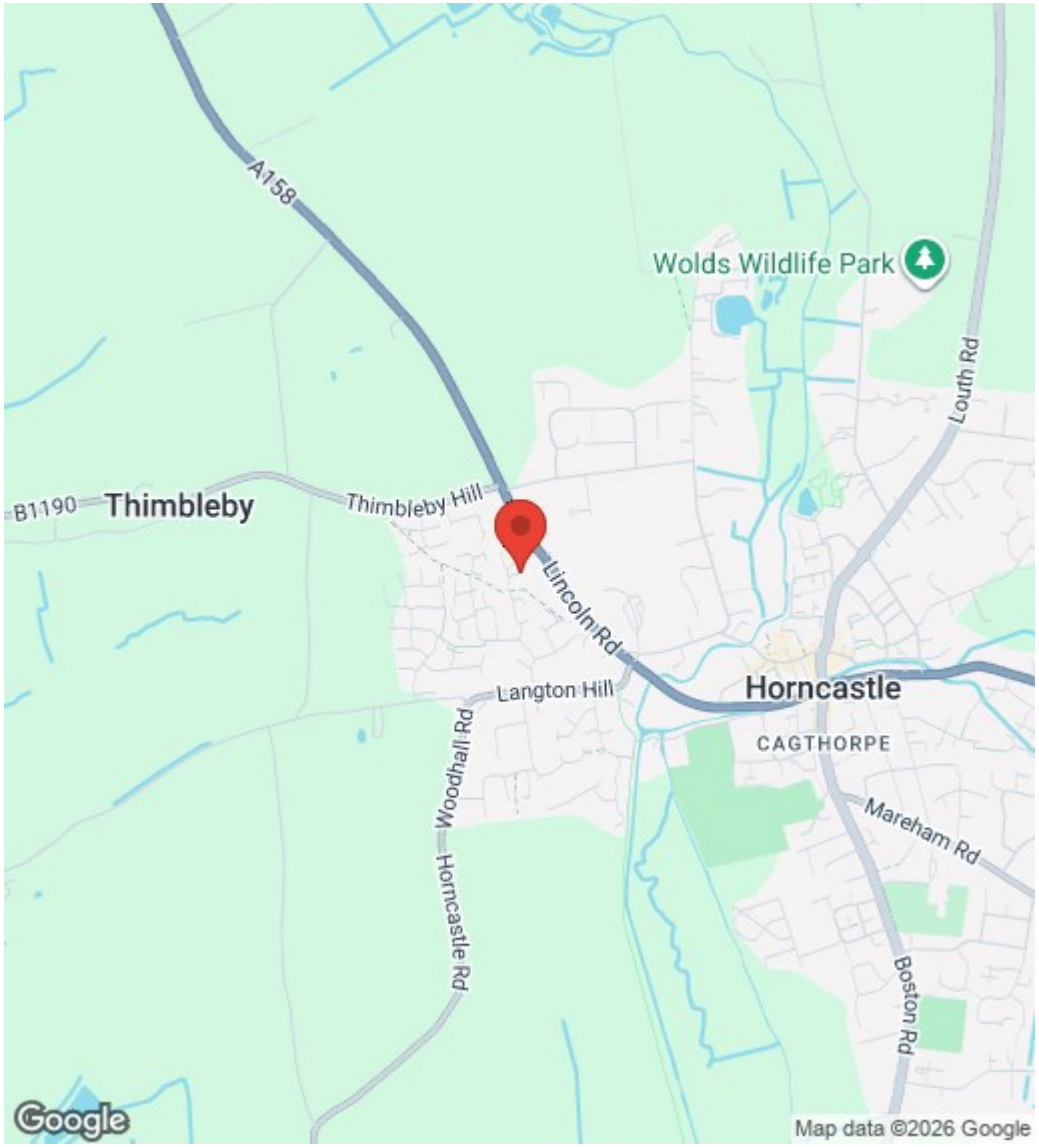












COUNCIL TAX: – Tax band: A

ENERGY PERFORMANCE RATING;

SERVICES: *Mains gas, water, electricity & drainage.* 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 Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222
Email: horncastle@robert-bell.org
Website: www.robert-bell.org

Brochure prepared: 10th November 2026

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.