



I Cleveleys Cottage, Main Road
Thimbleby, Horncastle, Lincolnshire, LN9 5RB

BELL





1 Cleveleys Cottage, Main Road

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1 Cleveley's Cottage is a spacious, semi-detached, three-bedroom family home occupying a South-facing plot with a generous lawned garden; garaging, parking and outside stores. With versatile spaces throughout, the property provides a long, open-style living-dining room, kitchen, utility, bathroom and conservatory to the ground floor with three bedrooms and further shower room to the first.

Thimbleby is an attractive village, within two miles of the Georgian market town of Horncastle: home to an excellent range of local amenities including supermarkets, post office, leisure facilities, doctor's surgery and primary, secondary and grammar schools.

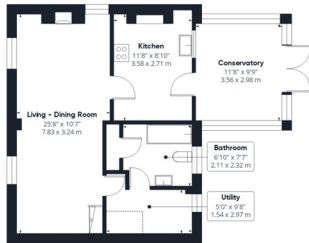
The property is offered to market with NO ONWARD CHAIN!



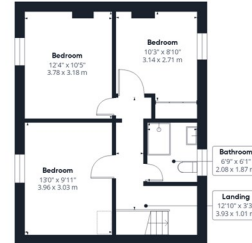
ACCOMMODATION







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

1727 ft²

160.4 m²

Reduced headroom

10 ft²

0.9 m²

(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.

GIRAFFE360



COUNCIL TAX: – Tax band: B

ENERGY PERFORMANCE RATING: E

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 Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

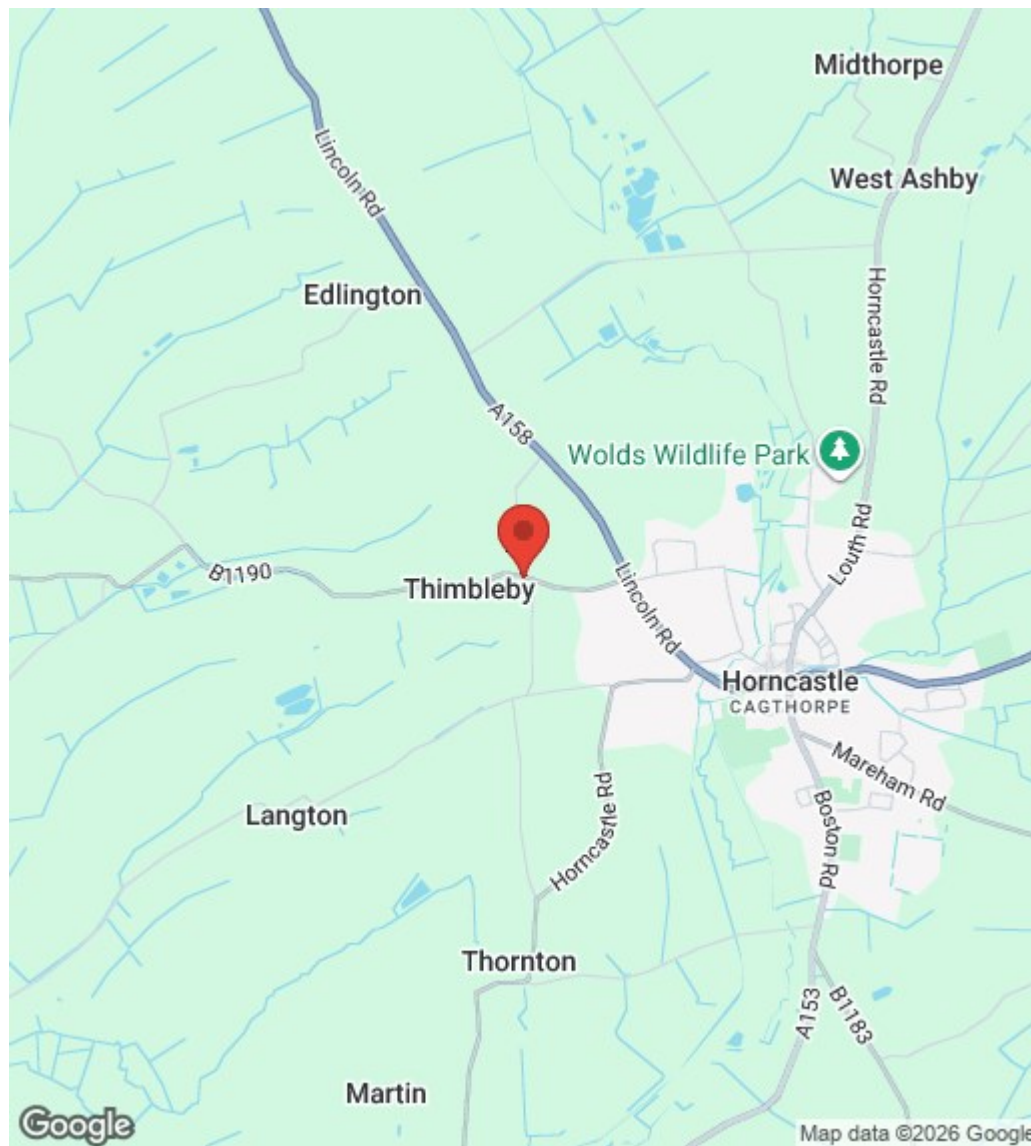
Website: www.robert-bell.org

Brochure prepared: 10th August 2026

DISCLAIMER

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