



Robins Nest, 1 Myles Lane
Horncastle, Lincolnshire. LN9 6FJ





Robins Nest, 1 Myles Lane Horncastle

'Robins Nest' offers a rare opportunity to purchase a stunning family bungalow boasting real 'wow factor.' Tucked away in an exclusive development of similar bungalows on a private road.

Completely renovated and extended by the current owners, this property affords the discerning family buyer the luxury of a modern property with four double bedrooms, two bathrooms, two receptions, an excellently appointed dining kitchen with island and quartz surfaces.

Enjoying ample parking, a double garage with office and a versatile family room over. The split-level rear garden being designed mainly for entertaining. The property has been futureproofed with underfloor heating via an Air Source Heat Pump.

Horncastle is a Georgian market town, offering a full range of services and amenities including primary and secondary schooling; home to the prestigious Queen Elizabeth's Grammar School.



ACCOMMODATION

A green oak open porch over the composite entrance door with side screens opening into the

Entrance Porch – (11'8" x 7'9") having wainscot boarding to walls, tall cupboard for boots and shoes, etc with coat hooks to the side and a bench below, Amtico flooring, coving and spotlights to ceiling.

Dining Room – 20'9" x 15'9" (max) with shallow cupboards containing the heating manifold, Amtico flooring, coving and spotlights to ceiling and a large opening into the



Dining Kitchen – (18'7" x 12'9") comprehensively equipped with a contemporary range of wall and base units, with Quartz worksurface, matching upstands, window sills, and oven splashback, complemented with a matching Island with a shaped Quartz worksurface and recess for a breakfast bar. Having a cut away with a stainless-steel sink and drainer below and a Quooker multi-function tap with water softener, A Smeg Oven range with induction hob, twin electric ovens and integrated extractor over, integrated full height refrigerator, dishwasher and waste bin. Three uPVC double glazed rear windows, composite side entrance door, uPVC double glazed roof lantern, panelled corner seating area with Quartz bench, Amtico flooring, coving and spotlights to ceiling.

Utility Room – (9' x 6'7") equipped with a range of similar units with Quartz effect laminate worksurface with a single drainer sink, space and plumbing for washing machine, tumble dryer and appliance. uPVC double glazed side window, Amtico flooring, coving and spotlights to ceiling, door into the airing cupboard storing the large hot water cylinder with immersion heater.

Cloakroom – (6'9" x 3'4") W/C with enclosed cistern, wash hand basin with cupboard below, Wainscot wall panelling, uPVC double glazed window, extractor fan, Amtico flooring, coving and spotlights to ceiling.

Rear Lounge – (24'8" x 12'8") pair of glazed doors into the dining room, a pair of uPVC double glazed rear patio doors, 4 dual aspect uPVC double glazed windows, 2 having plantation blinds, uPVC double glazed roof lantern, Television point, Amtico flooring, coving and spotlights to ceiling.

Inner Hall – Amtico flooring, coving and spotlights to ceiling.

Principal Bedroom – (15'2" x 11'5") pair of wall lights, uPVC double glazed side window with plantation blind and coving to ceiling.

Ensuite – (7'1" x 6'4") walk-in shower with full height screen and direct shower, W/C with enclosed cistern, wash hand basin with cupboard below, chrome heated towel rail, uPVC double glazed side window, extractor fan, coving and spotlights to ceiling.

Bathroom – (10'4" x 7'2") bath with electronic filler, corner shower cubicle with direct shower, W/C with enclosed cistern, wash hand basin with cupboard below, chrome ladder style towel rail, extractor fan, uPVC double glazed front window, coving and ceiling spotlights.

Bedroom 2 – (11'8" x 11'7"- max) uPVC double glazed front window with plantation blind and coving to ceiling.





Bedroom 3 – (11'9" x 11'7"-max) uPVC double glazed front window with plantation blind, built in range of wardrobes and coving to ceiling.

Bedroom 4 – (13' x 12'2") uPVC double glazed side window with plantation blind, built in range of wardrobes and coving to ceiling.

Exterior

The property is approached over Myles Lane, accessed via a pair of electric gates in the front brick wall onto the expansive front and side granite chipped parking area allowing parking for several vehicles, with shrub and slate borders and leading to the side of the property and the rear set.

Garage – 17'1" x 16'9" (incl.stairs and cloakroom) of brick and concrete block walls under a pitched tiled roof with remote roller shutter front door, uPVC rear door, light, power, stairs to the first floor with understairs **cloakroom** containing W/C and wash hand basin, stairs lead to the first floor **office 14'3" x 10'10" (max)** with uPVC double glazed side window overlooking the rear garden, fire escape rooflight, power and light.

A side fence with hand gate opens onto the large rear garden being split level, the lower level having 2 sitting areas of Indian sandstone interspersed with granite chip beds, one with a pergola over. A sleeper retaining wall gives form to the central seating area and steps lead up to the large rear lawn with mature rear hedge, a woodland style area for exploring and a hard standing area to the rear of the garage with a power point. To the far side of the garden is the **Gym/Family Room – (23'6" x 14'8")** constructed by the vendor of insulated wooden panels attractively clad with profile cement board, having concreted floor with rubber matting over, two large uPVC double glazed windows and a pair of uPVC double glazed doors. A ramp leads to the raised vegetable bed with sleeper sides.

East Lindsey District Council – Tax band:

ENERGY PERFORMANCE RATING:

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 24.10.2024







FLOORPLAN TO GO HERE.



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.



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

www.robert-bell.org

