



Millbrook
Mill Lane, Thimbleby, Horncastle. LN9
5IS

BELL





Millbrook

Mill Lane, Thimbleby

Millbrook is an excellently presented detached bungalow, providing versatile family accommodation having been extended and modernised by the current vendors. Standing in attractively laid out gardens, with double ended drive, parking for multiple vehicles and a garage with store, the property has been future-proofed with the addition of 10 roof mounted photovoltaic solar panels, inverter and battery. The rear of the property benefits from underfloor heating.

A composite front entrance door opens into the fully open plan living area with specific dining and living areas which interact seamlessly with the extensively equipped kitchen boasting quality units and island, all topped with quartz worksurfaces. Patio doors give access onto the rear garden, while emanating from the central space are: the utility; a principal bedroom with ensuite, bath-shower room luxuriously equipped with separate shower enclosure and roll top bath; further double bedroom and the flexible lounge/bedroom three.



ACCOMMODATION

Entered to the front through composite door to entrance way, leading through to:

Dining Room with wood effect flooring, radiators, light feature to ceiling, spot lights and power points. Open to:



Living Room with skylights to ceiling, double glazed French doors to rear aspect; wood effect flooring with underfloor heating, electric fire to feature brick wall, TV point, ceiling spotlights and power points. Open to:

Kitchen having sliding double glazed doors to rear aspect, skylights to vaulted ceiling; an excellent range of modern kitchen units to base and wall levels, and central island with sink, bevel edge countertop and breakfast bar. CDA oven and grill, induction hob beneath extractor canopy, integrated dishwasher, fridge, freezer and wine cooler. Wood effect flooring with underfloor heating, ceiling spotlights and feature lights, power points. Doors lead from the dining room to further accommodation, including:

Lounge/ Bedroom 3 having uPVC double glazed windows to front aspect; log burning stove to tiled hearth, wood effect flooring, radiator, TV point, lights to ceiling and power points.

Guest Bathroom having uPVC double glazed windows to side aspect; free standing bath on ball and claw feet, shower cubicle with monsoon and regular heads over, with board surround, wash hand basin to storage unit and low level WC. Wood effect flooring, radiator, heated towel rail and ceiling spotlights.

Master Bedroom having uPVC double glazed sliding doors to rear aspect, skylights to vaulted ceiling; carpeted floor with underfloor heating, TV point, ceiling lights and power points. Wood glazed door to:



En-suite Shower Room having uPVC double glazed obscure window to side aspect; walk in shower cubicle with board surround, monsoon and regular heads over, wash hand basin to storage unit. Wood effect flooring, radiator, heated towel rail and ceiling lights.

Utility having uPVC double glazed door to side aspect; storage units to base and wall levels, sink and drainer to roll edge worktop with space and connections for under counter washing machine and dryer. Wood effect flooring, built in storage space, radiator and ceiling light.



Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached up a double-ended driveway, gravelled in part with a long, straight concrete approach leading through a metal gate and down the garage - with electric door to front, personnel door to side, light and power connected. The front portion of the drive circles a large, mature flowerbed, with a raised patio looking across from the front door.

The rear garden has been designed for entertaining, set to split levels with an initial full-width paved patio; and sleeper-edged lawn slightly above. To one side is a raised pond with brick surround and decorative grill; to one corner a timber **Summerhouse** and the other a covered barbeque area. Leading off the back of the garage is a useful store. The property is set with attractive lighting to the front and rear.

THE AREA

The popular village of Thimbleby just over a mile west of the Georgian market town of Horncastle with a good range of social, shopping and educational facilities. The county capital of Lincoln is 20 miles to the West; the beautiful Lincolnshire coastline a similar distance to the East.



East Lindsey District Council – Tax band: C

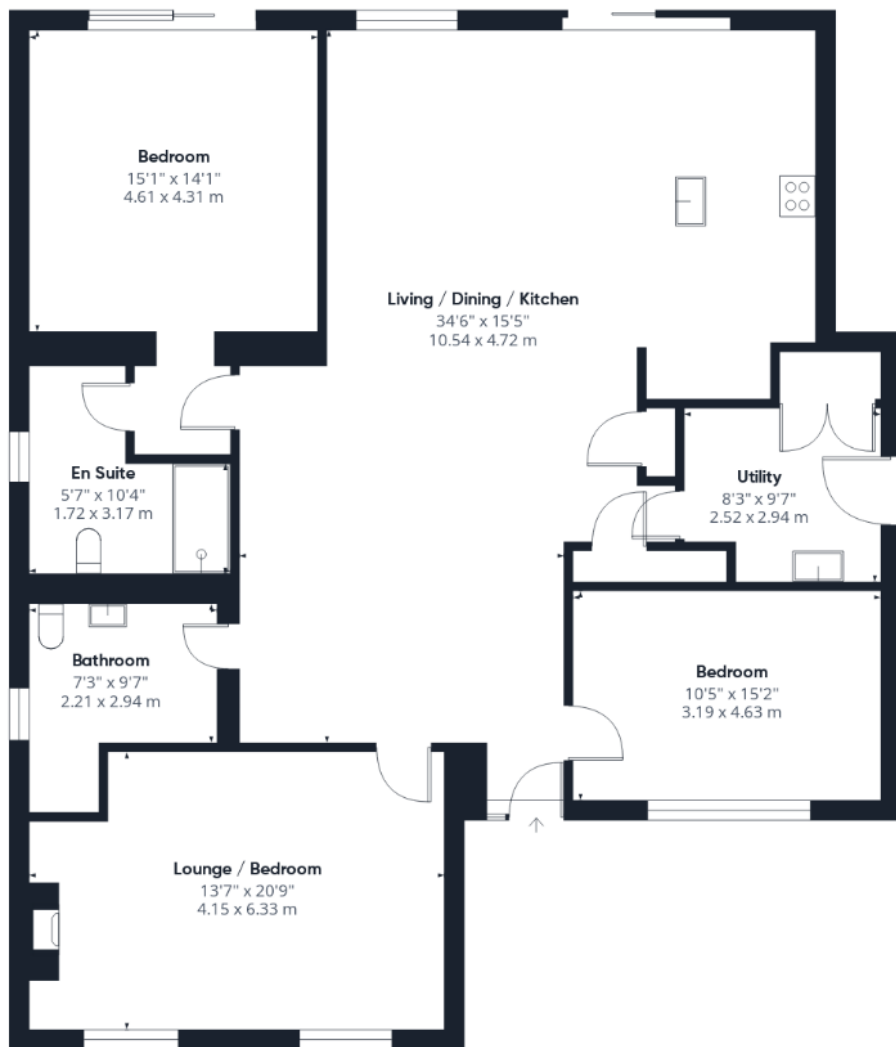
ENERGY PERFORMANCE RATING: tbc
Oil fired heating, electric underfloor heating in parts.

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.

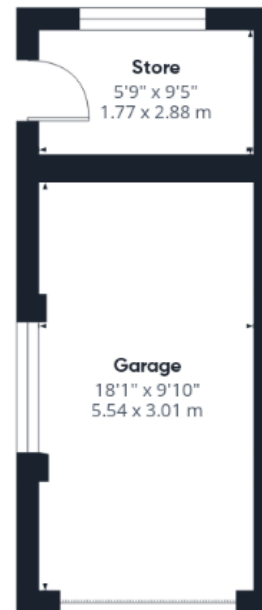
VIEWING: By arrangement with the agent's Horncastle Office.
Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org
Website: <http://www.robert-bell.org> Brochure prepared 3.2.2026







Ground Floor Building 1



(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

Approximate total area⁽¹⁾

1901 ft²

176.6 m²



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www.robert-bell.org

