



**2 Deers Cottages**  
Thimbleby, Horncastle. LN9 5RH

**BELL**



## 2 Deers Cottages

### Thimbleby

2 Deers Cottage is a modernised, fully updated two-bedroom property, with new kitchen and bathroom and an air source heating system. With the master bedroom enjoying beautiful rural views to the front, the property is offered for sale alongside a single garage and parking (see plan for details).

The property is situated to the periphery of the village of Thimbleby, approximately two miles West of the Georgian market town of Horncastle with a good range of social, retail and educational facilities.

#### ACCOMMODATION

*Entered to the front through uPVC double glazed door to*

**Entrance Porch** – with uPVC double glazed windows to front and sides, tiles flooring, uPVC double glazed door to...

**Living Room** – with uPVC double glazed windows to sides, wood single glazed windows to front (to entrance porch), light to ceiling, carpet, stone fireplace with village stove set on slate stand, radiator, multiple power points, tv point, wood door to storage space, wood door to...

**Stairway** – with carpeted stairs with hand rail to first floor, carpet, open doorway to...





**Dining Kitchen** – with wood effect double glazed windows and French doors to rear, lights to ceiling and spot lights over kitchen, range of stores units to base and wall levels, sink and drainer set to roll edge worktop, Indesit oven, four ring hob beneath extractor canopy, space and connections for under counter dishwasher, upright fridge freezer. Wood laminate flooring, radiator, multiple power points.

**First Floor Landing** – with light to ceiling, loft access hatch, carpet, wood doors to bedrooms and bathroom.

**Bedroom One-** with uPVC double glazed windows to front, light to ceiling, radiator, carpet, multiple power points.

**Bathroom** – with light to ceiling, low level W/C, pedestal sink, panel bath with electric shower over, heated towel rail, wood effect flooring, wood stable doors to utility cupboard with space and connections for washing machine and dryer, light and shaver socket over sink.

**Bedroom Two** – with uPVC double glazed window to rear, light to ceiling, radiator, carpet, multiple power points, part sloping ceiling.



## OUTSIDE

The property is approached to the front up a path, with lawned spaces either side, leading to the front door.

The rear garden is initially laid to a paved patio with low maintenance gravel beyond. Enhanced, with mature shrubs and flowers, the garden is contained by wood panel fencing and looks out to trees behind.

Included with the property is a brick-built garage and store with parking, shown edged in red on the plan.



East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: C

LPG heating.

**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

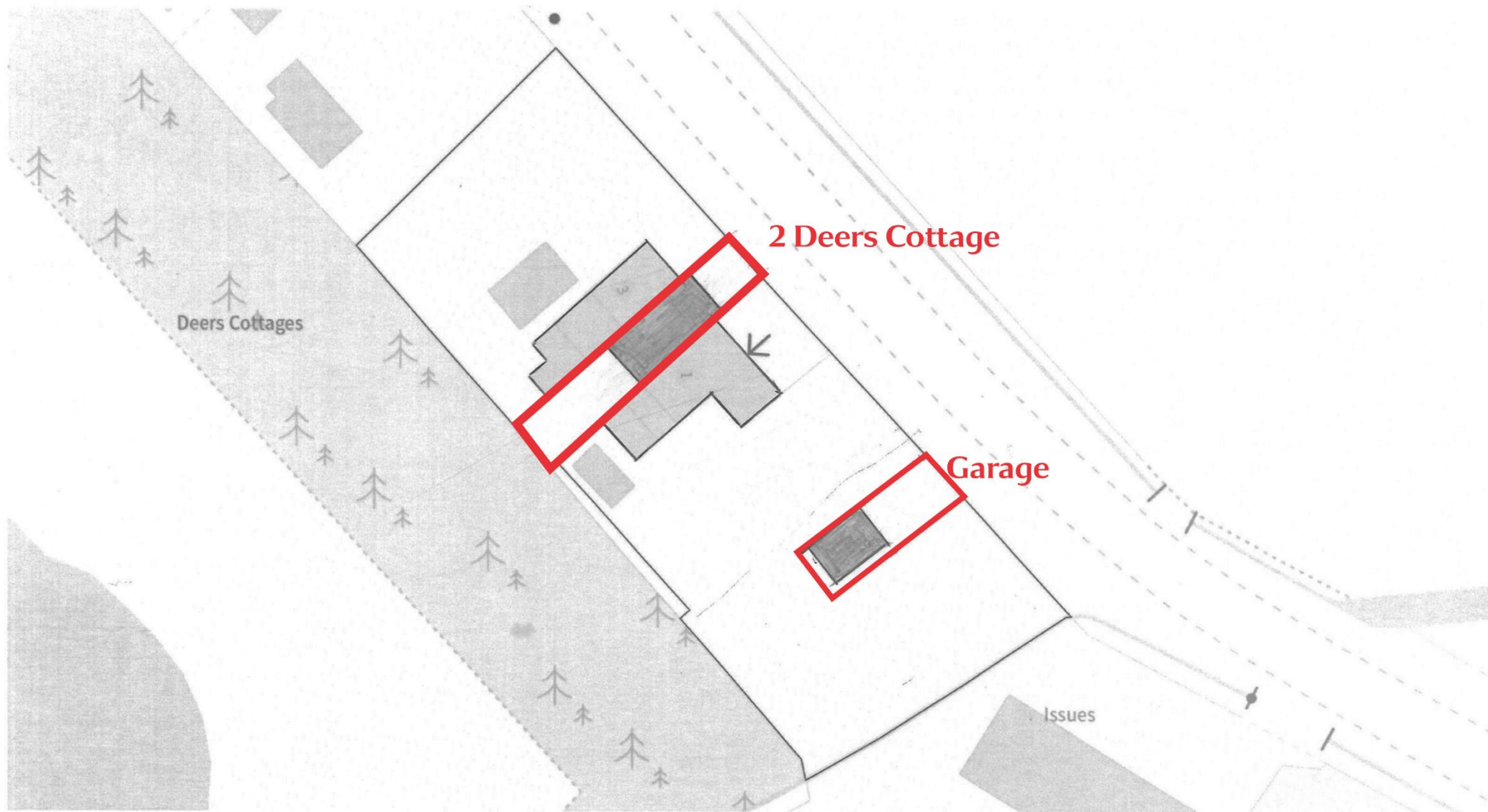
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Brochure prepared 12.05.2025





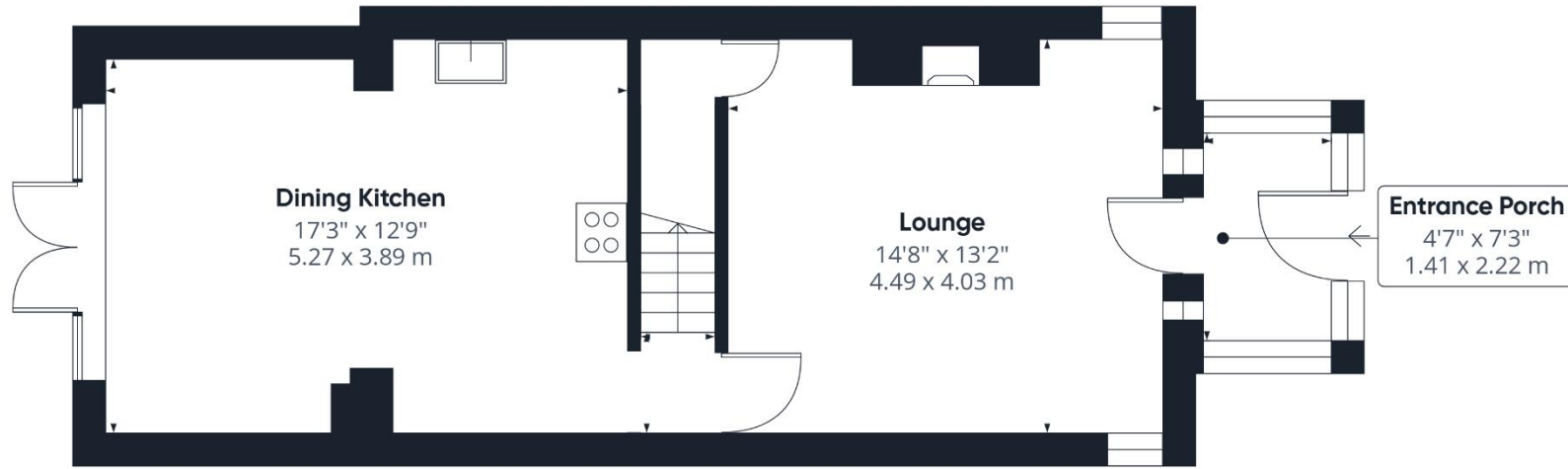
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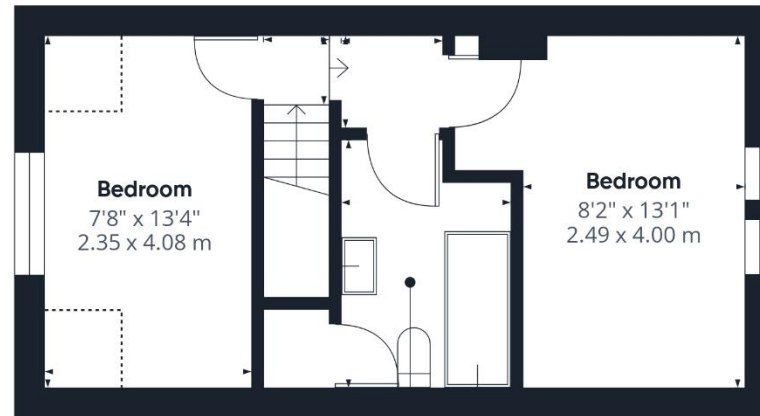
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Ground Floor



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Approximate total area<sup>(1)</sup>**

791 ft<sup>2</sup>  
73.5 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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