



**10 Millstone Close**  
Horncastle. LN9 5SU

**BELL**



## 10 Millstone Close Horncastle

**NO ONWARD CHAIN!** 10 Millstone Close is a substantial, detached bungalow; occupying an end-of-close position within convenient walking distance of Horncastle's services and amenities.

Built by respected local firm Bell & Shinn, the property offers flexible spaces; with up to four bedrooms including a master suite on the ground floor and two comfortable doubles with built in storages spaces on the first floor (plus the family bathroom). Alongside the further bedroom / study space, the ground floor is laid out with an open-style dining kitchen, lounge, and front (South-West facing) Sun Room, stepping out to the patio style garden. Off the well-appointed kitchen is a useful utility, and cloakroom. The property is complete with a large garage and gravelled drive, and is contained by a perimeter wall.

The Georgian market town of Horncastle is located approximately 20 miles from the vibrant county city of Lincoln; while the coast is a touch further to the East - both accessed via regular public links from the town centre. The Spa Trail walking route and Horncastle's concentrated area of sporting facilities are particularly close to the property with a footpath offering direct access. Millstone Close leads back to Langton Hill, at the bottom of which is the prestigious Queen Elizabeth's Grammar School and a petrol station and convenience store.





## ACCOMMODATION

**Hallway** with composite double glazed obscure side entrance door, wood effect flooring with underfloor heating which continues throughout much of the ground floor; carpeted stairs with spindle and balustrade and under stairs storage, ceiling spotlights and power points. Doors to ground floor accommodation including:

**Dining Kitchen** having uPVC double glazed windows to side aspect; an excellent range of modern storage units to base and wall levels including full-height pantry shelves, 1 1/2 bowl sink and drainer to roll edge wood effect worktops, Neff oven and grill, five ring induction hob beneath extractor canopy. Space and connections for American style fridge-freezer, integrated dishwasher. Wood effect flooring, ceiling spotlights, feature light fitting over dining space and over-counter lights. Door to utility and open doorways to sun room and to:

**Living Room** having uPVC double glazed window to side aspect; log burning Villager stove on slate stand with stone style surround, carpeted floor, TV point, ceiling light and power points.

**Sun Room** with uPVC double glazed windows to sides and bifold doors to rear aspect; carpeted floor, radiators, feature light to vaulted ceiling, TV point and power points.

**Utility** having uPVC double glazed window to side, obscure glazed patio door to side aspect; storage units to base and wall levels, 1 1/2 bowl sink and drainer to roll edge wood effect worktops with space and connections for under counter washing machine and dryer. Wood effect flooring, wall mounted, gas fired Worcester boiler, ceiling spotlights and power points. Door to:

**Cloakroom** with uPVC double glazed obscure window to rear aspect; wash hand basin to storage unit, low level WC, ceiling spot lights and wood effect flooring,

**Study / Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.





**Bedroom** having uPVC double glazed window to front aspect; built in triple bank of built in wardrobes space, carpeted floor, radiator, TV point, ceiling light and power points. Door to:

**En -suite Shower Room** having uPVC double glazed obscure window to rear aspect; walk in shower cubicle with monsoon and regular heads over, wash hand basin to storage unit and low level WC. Wood effect flooring, heated towel rail and ceiling spotlights.

### First Floor

**Gallery Landing** with carpeted floor, loft access hatch, ceiling light and power points. Doors to linen cupboard, airing cupboard, bathroom and bedrooms.

**Bedroom** having skylight to side aspect; built in bank of storage spaces with doors to eaves, carpeted floor, radiator, TV point, ceiling light and power points.

**Bathroom** having skylight to side; panel bath with monsoon and regular shower heads over, wash hand basin to storage unit and low level WC. Tiles to walls and floor, Heated towel rail and ceiling spotlights.

**Bedroom** having skylight to side; built in bank of storage spaces with doors to eaves and over-garage storage space, carpeted floor, radiator, TV point, ceiling light and power points.

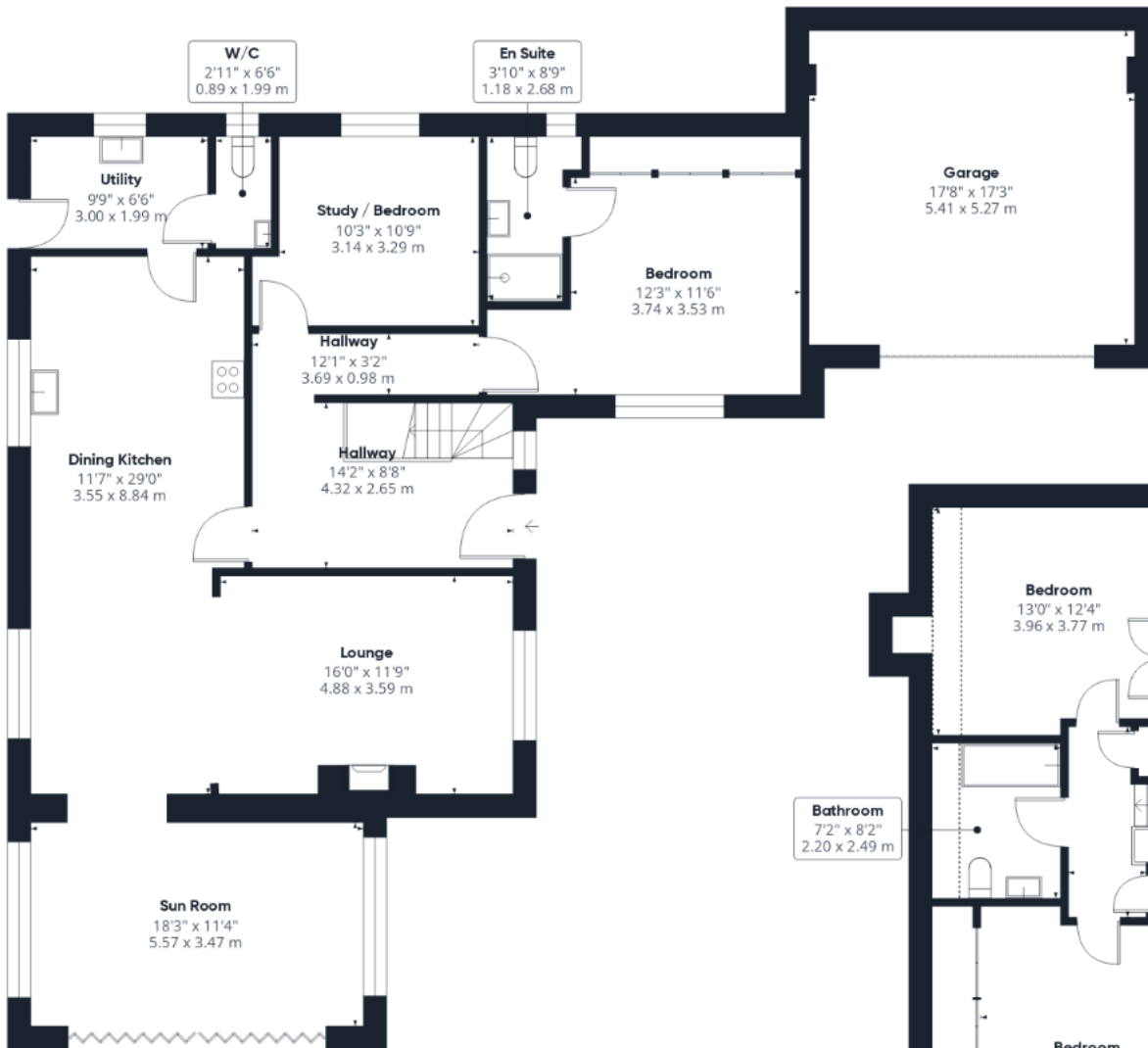
### OUTSIDE

The property is approached between columns to the brick perimeter wall, to a gravelled front space providing parking for multiple vehicles and leading to the **Garage**: with electric door, light and power.

A wood gate from the drive accesses the garden, south and west facing, being laid to paving across two levels with mature, sleeper-edged flowerbeds. To one corner is a timber shed.







**Ground Floor**



**Floor 1**

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

2265 ft<sup>2</sup>  
210.4 m<sup>2</sup>

**Reduced headroom**

127 ft<sup>2</sup>  
11.8 m<sup>2</sup>

(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

East Lindsey District Council – Tax band: TBC

ENERGY PERFORMANCE RATING: tbc

**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

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