



Palavas
New End, Hemingby, Horncastle, Lincolnshire. LN9 5QQ

BELL



Palavas

New End, Hemingby

'Palavas' is an attractively presented 4 bedroom dormer residence, the spacious accommodation making it ideal for 'multi-generational living', sat in an established plot of 0.27 acres in this attractive village to the north of the popular Georgian market town of Horncastle. The current owners have future proofed the property with the addition of 16 photovoltaic solar panels.

Hemingby sits on the fringe of the 'Lincolnshire Wolds', amongst the county's classic rolling countryside, being very accessible to all the major towns of east Lincolnshire including the coastal resort of Skegness and the vibrant city of Lincoln. Horncastle town offers a wealth of amenities, shops, bars and cafes and excellent primary, secondary and Grammar School education with the wider area offering a good selection of Grammar Schools and a University at Lincoln.



ACCOMMODATION

Entrance Hall with uPVC double glazed front door under an open canopy, natural engineered oak flooring, staircase up to first floor with under stairs storage, wainscot half boarding to walls and radiator.

Sitting Room with dual aspect windows; two radiators, tiled hearth with log burning stove, TV point. Bifold doors into the sun lounge and large opening into the:

Dining Room with rear window; radiator and door into the hall.



Garden Room of uPVC construction on a brick base with a pair of uPVC double glazed sliding doors under a solid roof; natural laminated oak flooring.

Home Office/Ground floor Bedroom 4 with front window and radiator.

Cloakroom with front window, WC and wash hand basin.

Kitchen having a window overlooking the rear; a modern range of dakar, shaker style wall and base units, walnut work surface with single drainer sink inset, Belling electric cooking range with matching extractor hood over, space and plumbing for dishwasher, appliance space. Tiled floor, radiator, tiled splash backs.

Utility Room with uPVC double glazed rear door; plumbing for washing machine electric points for dryer and upright fridge-freezer, tiled floor and floor mounted, oil fired central heating boiler.

Ground Floor Shower Room having a shower cubicle with direct shower, combined WC and wash hand basin and ladder style towel rail.

First Floor

Landing with radiator and loft hatch.

Principal Bedroom with side window; radiator, access to loft space and vaulted ceiling. Door to:

En-suite having shower cubicle with electric shower, WC, wash hand basin, extractor fan and chrome ladder style towel rail.

Bedroom 2 with side window; radiator, vaulted ceiling, access to loft space, built in airing cupboard housing the hot water cylinder.

Bedroom 3 with front window and radiator.

Bathroom having window, bath, shower cubicle with electric shower, wash hand basin and WC. Extractor fan, chrome ladder style towel rail.





OUTSIDE

The property sits in attractive established gardens of 0.28 acres with a shared gravelled drive leading to the front of the house allowing parking for several vehicles and a low voltage electric charger for a hybrid vehicle.

Double Garage with a pair of remote controlled roller shutter doors, wooden side door, uPVC double glazed side window, consumer unit, light, power and the inverter for the 16 photovoltaic solar panels on the roof. To the side of the garage is a path and hand gate.

There is a raised lawn to the front with dry stone walling, which leads round to the side with soft fruit bushes, fruit trees and wild flowerbeds. A pergola arch opens onto the large rear garden with twin level cobble stone patios, vegetable beds, central heating oil tank, greenhouse and a large shaped lawned garden with wild flower borders, fruit trees and bushes.

There is a timber **Summerhouse** 8'10" x 8'10" (2.94m x 2.94m) with overhanging front canopy and twin doors, to the rear is a 'secret garden' with an arbour seat; and a green house.

East Lindsey District Council – Tax band; D.

Energy Performance Rating: 'tbc'.

SERVICES Mains electricity, water and drainage are connected to the property, Oil fired central heating to radiators. There are 16 owned photovoltaic solar panels on the roof with an inverter in the garage. uPVC double glazed windows throughout the property and uPVC clad soffits and fascias.

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>

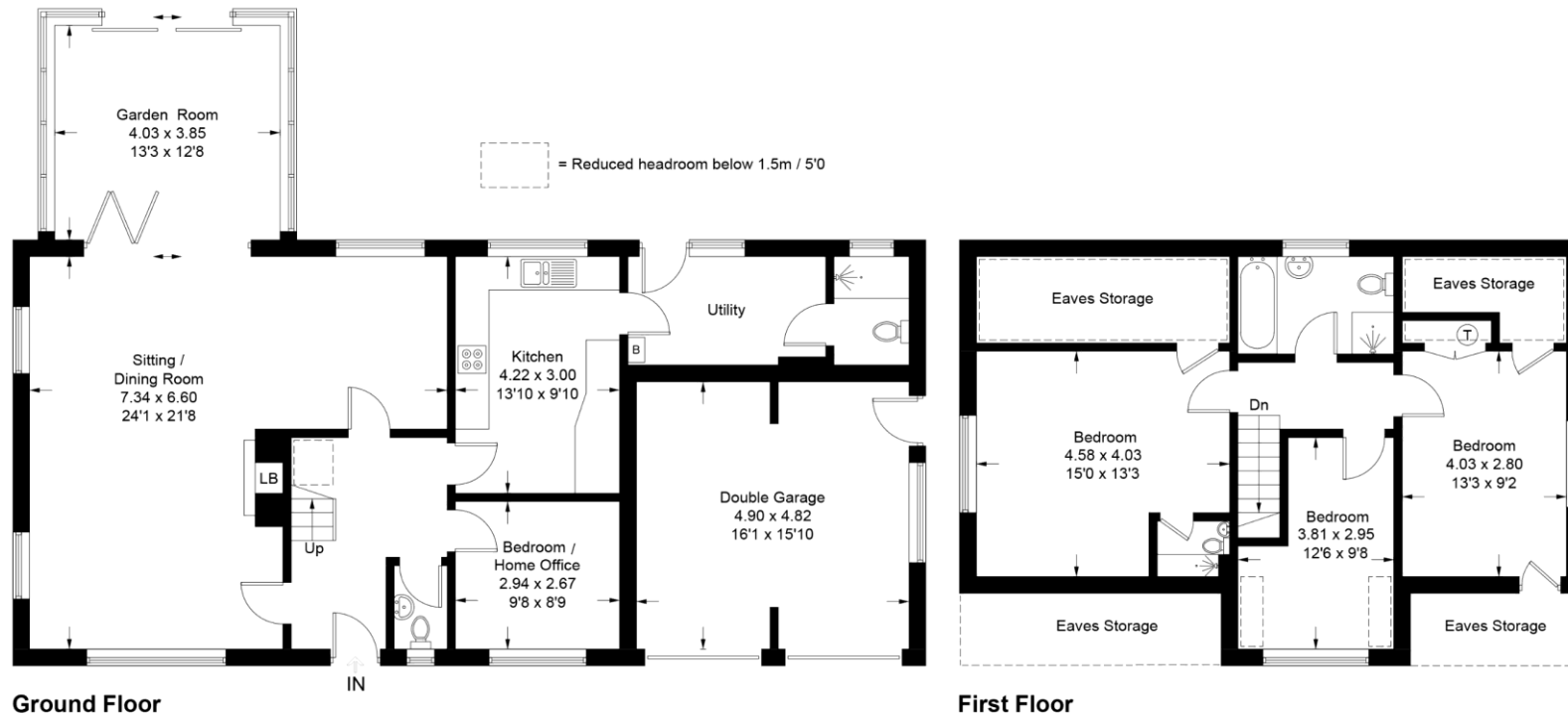
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Approximate Gross Internal Area
 Ground Floor = 102.3 sq m / 1101 sq ft
 First Floor = 64.7 sq m / 696 sq ft
 Garage = 23.6 sq m / 254 sq ft
 Total = 190.6 sq m / 2051 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

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