



42, Thomas Gibson Drive
Horncastle, LN9 6RX

BELL



NO ONWARD CHAIN! 42 Thomas Gibson Drive is a three-bedroom, semi-detached family home, to a popular residential area of Horncastle. With driveway parking, garage, and gardens to the front and rear; the property enjoys an East-West orientation with sun to the rear throughout the afternoon. Accommodation comprises an entrance hallway, stepping through to lounge with open arch to dining room; kitchen; three bedrooms and family bathroom.

The full range of services and amenities available in this Georgian market town are within walking distance for most, with the county city of Lincoln and Lincolnshire coastline located 21 miles West and East of the town respectively. Horncastle boasts a range of schooling including the prestigious Queen Elizabeth's Grammar.

ACCOMMODATION

Hallway

Entered to the front through wood obscure glazed door. With light to ceiling, radiator, multiple power points, wood effect flooring. Wood door to lounge, carpeted stairs to first floor.

Lounge

With uPVC double glazed bay window to front, light to ceiling. Carpet, radiator, electric fire to wood surround. Open doorway to...

Dining Room

With uPVC double glazed sliding doors to rear, light to ceiling. Radiator, wood effect flooring, multiple power points. Wood door to kitchen.

Kitchen

Having wood obscure double glazed door to side, uPVC double glazed window to rear. Light to ceiling, units to base and wall levels, sink and drainer to roll edge worktop. Space and connections for appliances, tiled flooring, radiator, multiple power points.



Bathroom

With uPVC double glazed obscure window to rear, light to ceiling. Low level wc, pedestal sink, corner shower cubicle. Tiles to walls, radiator, wood effect flooring.

Bedroom 1

With uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points.

Bedroom 2

With uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.

Bedroom 3

With uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.

Outside

The property is approached up a long, gravelled driveway providing space for multiple vehicles and leading to the single garage at the rear. To both the front and rear are garden spaces to be re-established; the latter with a paved patio area looking across.

Garage

With up and over door to front, personnel door to side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



COUNCIL TAX: – Tax band: B

ENERGY PERFORMANCE RATING: C

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 Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

Website: www.robert-bell.org



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