



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



17 Madely Close
Horncastle, Lincolnshire. LN9 6RQ

BELL



17 Madely Close

Horncastle

NO CHAIN!

17 Madely Close is a three bedroom, semi detached property located to the end of a no through road in a popular residential area of the market town of Horncastle. Within walking distance for most of a full range of services, amenities and schooling; the property boasts a spacious dual aspect living/dining room, alongside snug; kitchen and cloakroom to the ground floor. The property includes driveway and lawned spaces to the front and a rear garden.

Located to a popular no-through road position to the very heart of this well serviced market town, the property presents spacious accommodation including ground floor living room, conservatory and dining kitchen.

ACCOMMODATION

Hallway with uPVC double glazed obscure main entrance door, wood effect flooring, radiator, ceiling light. Doors to cloakroom and to:

Living / Dining Room having uPVC double glazed windows to front and rear aspects; wood effect flooring, staircase up to first floor, radiators, TV point, ceiling lights and power points. Doorway to snug and open doorway to:

Kitchen having uPVC double glazed window and obscure patio door to rear; storage units to base and wall levels, sink and drainer set to roll edge worktop with space and connections for upright fridge/freezer; under counter washing machine, Bosch oven and Russell Hobbs four ring hob beneath extractor. Tiled floor, radiator, ceiling light and power points.

Snug with uPVC double glazed window to front aspect; radiator, TV point, ceiling light and power points.





Cloakroom with uPVC double glazed obscure window to front aspect; low level WC, wash hand basin, radiator, mosaic tile effect flooring and ceiling light.

First Floor

Landing having built in airing cupboard housing wall mounted, gas fired Worcester boiler; loft access hatch and ceiling light. Doors to first floor accommodation.

Bedroom with uPVC double glazed window to front aspect; built in wardrobe space, radiator, ceiling light and power points.

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

Shower Room having uPVC double glazed obscure window to rear aspect; shower cubicle with tile surround, pedestal wash hand basin and low-level WC. Wood effect flooring, radiator, ceiling light.

Bedroom with uPVC double glazed window to rear aspect; built in wardrobe space, radiator, ceiling light and power points.

OUTSIDE

The property is situated to the end of a no through road, with tarmac driveway parking and lawned garden to the front. To the side is a gravelled space with covered bin store.

The rear garden is laid to lawn with a paved patio to the rear, and contained by mixed hedging and fencing.





DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: D

Gas fired central heating, mains water, electricity and drainage.

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.

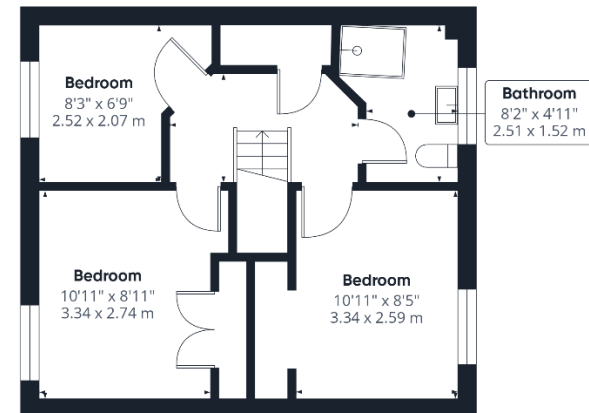
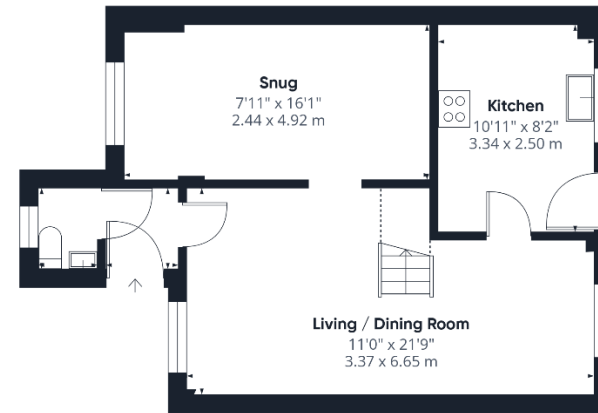
VIEWING: By arrangement with the agent's Horncastle Office

Old Bank Chambers, Horncastle. LN9 5HY.

Tel: 01507 522222;

Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org> Brochure prepared 18.07. 2025



Approximate total area⁽¹⁾

864 ft²
80.3 m²

Reduced headroom

11 ft²
1 m²

(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



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www.robert-bell.org

