



**11 Adrian Shinn Way**  
Horncastle, Lincolnshire. LN9 5FP

**BELL**





11 Adrian Shinn Way is a substantial, family home built to an East-West orientation by respected and award-winning local firm SJG Homes of Horncastle: the building award is testament to the high-quality finish and attention to detail exhibited throughout the development. It is situated in front of the designated 'open' green space as the road slaloms round, a layout that allows for privacy and space. The houses are designed with a variety of brick and roofing options, with full height windows and excellent energy efficiency credentials.

No. 11 is "A" rated for energy and includes air source heating, under floor heating throughout the ground floor and solar panels with battery storage. The garage has an EV charging point. The house also has high-speed ethernet, with connection points in all the principal rooms. There are reversible air-conditioning units in three rooms.

The accommodation begins with a bright, open entrance hallway; stepping through to the open-plan living-dining-kitchen space: the main hub of the property. The kitchen has built-in appliances including dishwasher; Neff microwave and oven; wine storage cabinet, a wide range of cabinets and drawers and an "insinkerator" for food disposal. Beyond the "peninsula" there is a cosy space for sofas and a TV point. The utility room has more of the same, with built-in Bosch washing machine and dryer, and a water-softening system.

Excellently appointed, this space has bi-fold doors to the south side, stepping out to the patio; as does the separate lounge, with feature electric 'fire' to a central column beneath tv and flanked by alcove shelving with drop lights. A versatile study/snug and cloakroom complete the ground floor, with stairs leading up to the gallery landing. A large picture window gives a spectacular view of Horncastle and the distant Wolds.

The first floor is laid out with four generously sized bedrooms, including a master suite with dressing area and shower room; a guest bedroom with an en-suite bathroom; two more bedrooms and a family shower room.

Horncastle is a Georgian market town, located halfway between the county city of Lincoln and the beautiful East Coast, offering a full range of services, amenities and schooling and is within walking distance of the prestigious



## ACCOMMODATION

**Entrance Hallway** having composite double glazed door with full height window alongside, tiled flooring with underfloor heating (consistent throughout ground floor), staircase with balustrade and glass infill, up to first floor with under stairs storage, ceiling spotlights and power points. Doors to ground floor accommodation; open to living/dining /kitchen.

**Lounge** having uPVC double glazed full height window to front, bifold doors to rear aspect; carpeted floor, spotlights to ceiling and alcove shelving, which flanks the central TV space above a glass-fronted, log burner effect "fire"; power points.

**Cloakroom** with uPVC double glazed obscure window to rear aspect; wash hand basin to vanity unit with light up mirror over and low-level WC. Wood effect flooring, full height cupboards and ceiling spotlights.

**Living / Dining / Kitchen** having uPVC double glazed full height windows to rear and bugle doors to side aspect; an excellent range of kitchen units to base and wall levels plus island, Caple sink with Blanco tap over to bevel edge worktop. Neff double oven, induction hob, Integrated dishwasher, wine cooler and upright Samsung fridge-freezer. Tiled flooring throughout, media wall to living space with TV point, spotlights to ceiling and feature lights to kitchen area, air conditioning and power points. Door to:

**Utility** having built in bank of storage units with Bosch washing machine and dryer inset, doors to underfloor heating plant cupboard, tiled floor, ceiling spotlights and power points. Door to garage.

**Study / Snug** with uPVC double glazed full height window to front aspect; carpeted floor, built in cupboard housing electrics, ceiling spotlights and power points.



## First Floor

**Landing** having full height uPVC double glazed window to front, with view over rooftops towards south Horncastle and the rolling hills beyond; carpeted floor, radiator, loft access hatch, feature light over stairs, spotlights to ceiling and power points. Doors to further accommodation including:

**Bedroom 2** with uPVC double glazed windows to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

**En-suite Bathroom** having uPVC double glazed obscure window to side aspect; corner bath with tiled surround and shower attachment, corner shower cubicle with monsoon and regular heads over, wash hand basin to storage unit, with roll edge counter top and light-up mirror over. Wood effect flooring, heated towel rail and ceiling spotlights.



**Bedroom 3** (currently office / snug) with uPVC double glazed full height window to front, window to rear aspect; carpeted floor, radiator, air conditioning unit, ceiling light and power points.

**Bedroom 4** with full height uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

**Master Bedroom Suite** with split dressing room and bedroom space; having uPVC double glazed window to side and full height window to rear aspect, built in wardrobes with central mirrored doors, carpeted floor, radiator, ceiling lights, air conditioning and power points. Door from dressing area to:

**En-suite Shower Room** having uPVC double glazed obscure window to side aspect; corner shower cubicle with tiled surround, monsoon and regular heads over, wash hand basin to roll edge countertop with storage units beneath and alongside, bidet and low-level WC. Wood effect flooring, heated towel rail and ceiling spotlights.

**Family Shower Room** having uPVC double glazed obscure window to side aspect; corner shower cubicle with tiled surround, monsoon and regular heads over, wash hand basin to roll edge countertop with storage units beneath and alongside, light up mirror over and low level WC. Wood effect flooring, heated towel rail and ceiling spotlights.

## OUTSIDE

The property is set to attractive, landscaped grounds, with brick paved driveway parking and an ample double garage with electric doors and access from the utility. Approached to the front up a brick paved driveway, providing off road parking for two vehicles and leading to the **Garage** with a pair of electric up and over doors to front, concrete floor and ceiling lights; door to rear and to utility to side. EV charging point.

The front garden is laid to lawn with paved steps up to the front door. Fencing contains the sides to ensure a child and pet friendly, secure rear garden. The property faces east to the front and enjoys a corner position to the entrance of a no-through road.

The rear garden is set to two levels, with a lawned space graduating up one side and another spanning the width of the property across the rear. With feature curved walls containing mature, raised borders standing before the timber fencing, the garden is complete with paved patio seating space, facing the afternoon sun, between the doors leading from the lounge and kitchen. The patio is flanked by gravelled, brick-edged beds and continues either side to the path which circles the property. The garden is complete with a useful shed.







East Lindsey District Council – Tax band: F

ENERGY PERFORMANCE RATING: A

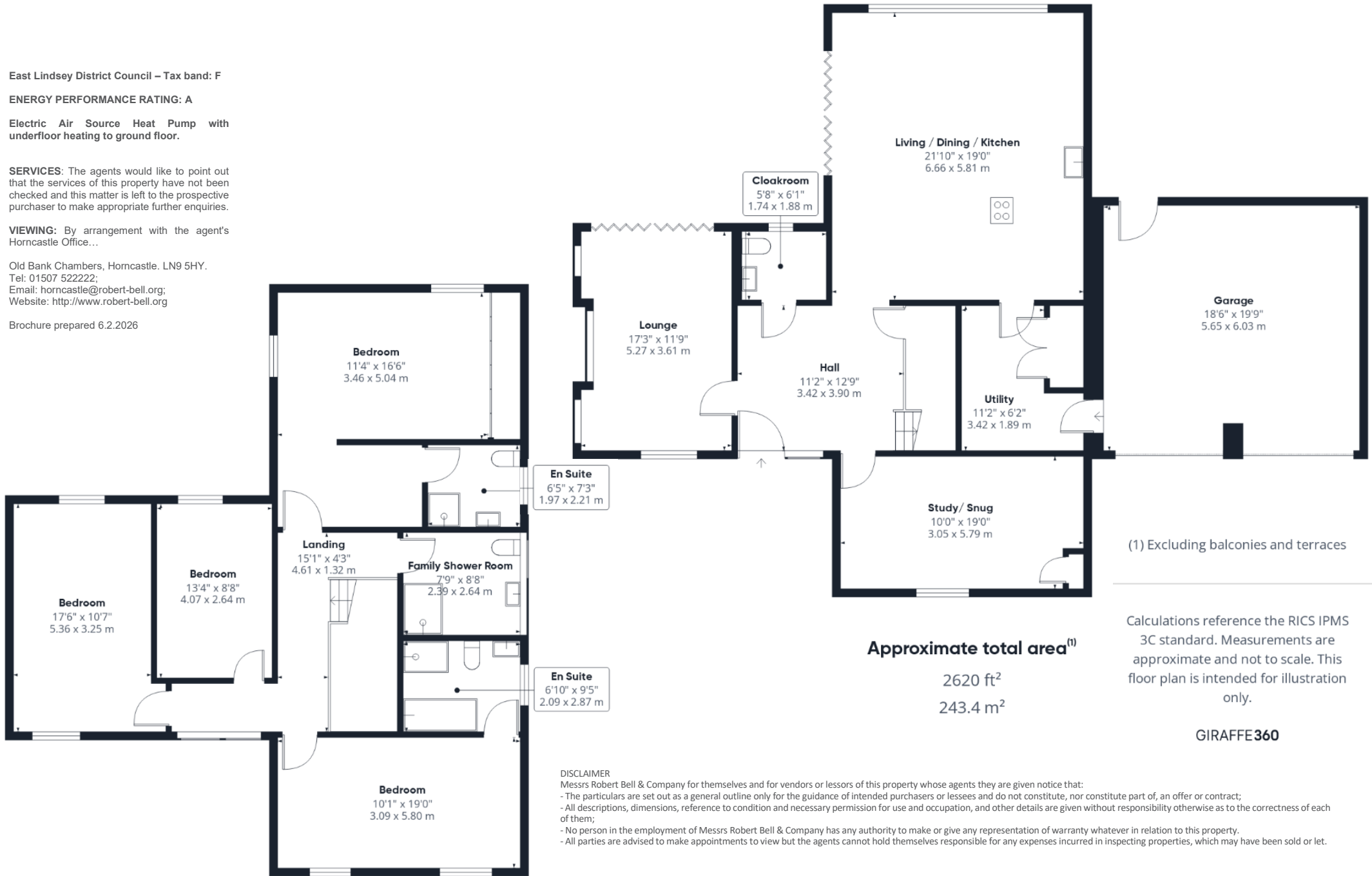
Electric Air Source Heat Pump with underfloor heating to ground floor.

**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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