



11 Millstone Close
Horncastle, Lincolnshire. LN9 5SU

BELL



11 Millstone Close Horncastle

11 Millstone Close is a substantial four bedroom detached house in a sought-after, no-through-road area of Horncastle. Well-presented, the property was built in 2014, offering prospective purchasers a modern family home complete a large lounge, open dining-kitchen, plus utility, cloakroom and two snug/offices spaces on the ground floor; four generously sized bedrooms (one en suite) plus family bathroom to the first floor.

Externally there is a double garage and attractive gardens front and rear, the latter enjoying afternoon and evening sun. The garage is partitioned currently to form a useful home office space.

The property is located to an end-of-close position, within walking distance for most of this Georgian market town's range of shopping, social and educational offerings; with the Spa Trail walking route and Horncastle's concentrated area of sporting facilities particularly close by. Millstone Close leads back to Langton Hill, at the bottom of which is the prestigious Queen Elizabeth's Grammar School. The county city of Lincoln lies approximately 20 miles to the West, with the coast a touch further to the East – both accessed via regular public links from the town centre.



ACCOMMODATION

Entrance Hallway having wood effect double glazed obscure front entrance door, wood effect flooring with underfloor heating (continues throughout ground floor), carpeted stairs with spindle and balustrade to first floor.



Built in under stairs boiler room housing gas fired Worcester boiler and water cylinder, ceiling lights and power points. Doors to ground floor accommodation including:

Lounge having uPVC double glazed bay window to front , window to side aspect; Cheney's log burning stove on tiled stand, carpeted floor, TV point, ceiling light and power points.

Dining Kitchen having double glazed bifold doors to rear, uPVC double glazed windows to side and rear aspects; an excellent range of modern storage units to base and wall levels including glazed and corner shelving, 1 1/2 bowl sink and drainer to roll edge wood effect worktop, with integrated dishwasher, fridge-freezer, Stoves range cooker and induction hob. Tiled floor and power points. Doors to coat store and to:

Utility having uPVC double glazed window and obscure glazed door to side aspect; storage units to base and wall levels, space and connections for washing machine and dryer. Tiled floor, ceiling light and power points. Door to:

Cloakroom with uPVC double glazed obscure window to rear aspect; radial hand wash basin to storage unit, low level WC, tiled floor and ceiling light.

Study with uPVC double glazed window to side aspect; wood effect flooring, ceiling light and power points.

Snug having uPVC double glazed window to front aspect; carpeted floor, ceiling light and power points.

First Floor

Landing with uPVC double glazed window to front, arched window to side aspect; carpeted floor, built in storage space, radiator, loft access hatch, ceiling light and power points. Doors to accommodation including:

Family Bathroom having uPVC double glazed obscure window to rear aspect; freestanding bath with shower and column tap over on tiled stand, walk in shower cubicle with monsoon and regular heads over, wash hand basin to storage unit and low level WC. Tiles to floor and half height to walls, heated towel rail and ceiling lights.

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

Bedroom 2 with uPVC double glazed window to rear and side aspects; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.





Bedroom 3 with uPVC double glazed window to front aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

Master Bedroom having uPVC double glazed bay window to front and window to side aspect; carpeted floor, radiator, TV point, radiator, ceiling lights and power points. Door to:

En-suite Shower Room having uPVC double glazed obscure window to side aspect; shower cubicle with tiled surround; monsoon and regular heads over, wash hand basin to storage unit and low level WC. Tiles to floor and to half height to walls, heated towel rail and ceiling lights.

OUTSIDE

The property is approached from Millstone Close up a brick driveway with ample parking space for multiple vehicles – and an electric vehicle charging point (available by separate negotiation) affixed to the **Double Garage** with electric up and over door, concrete floor, light and power fitted. Divided off, accessed through uPVC door to the side is the **Studio / Store** with wood effect flooring, ceiling lights and power points.

The front space is laid to lawn with gravel plant borders housing shrubs and a paved area in front of the bay window.

The rear garden, a child and pet friendly area with personnel gate and secure fencing, is predominantly laid to lawn. Off the rear of the property leads a paved patio, running across with seating space and access to the side studio/store at the back of the garage. The lawn is sleeper edged to the front with lights inset to illuminate the patio. To the far corners of the lawn are slate chipped planters with established species. Playhouse, swings and fire wood all available by separate negotiation.

East Lindsey District Council – Tax band: F

ENERGY PERFORMANCE RATING: tbc

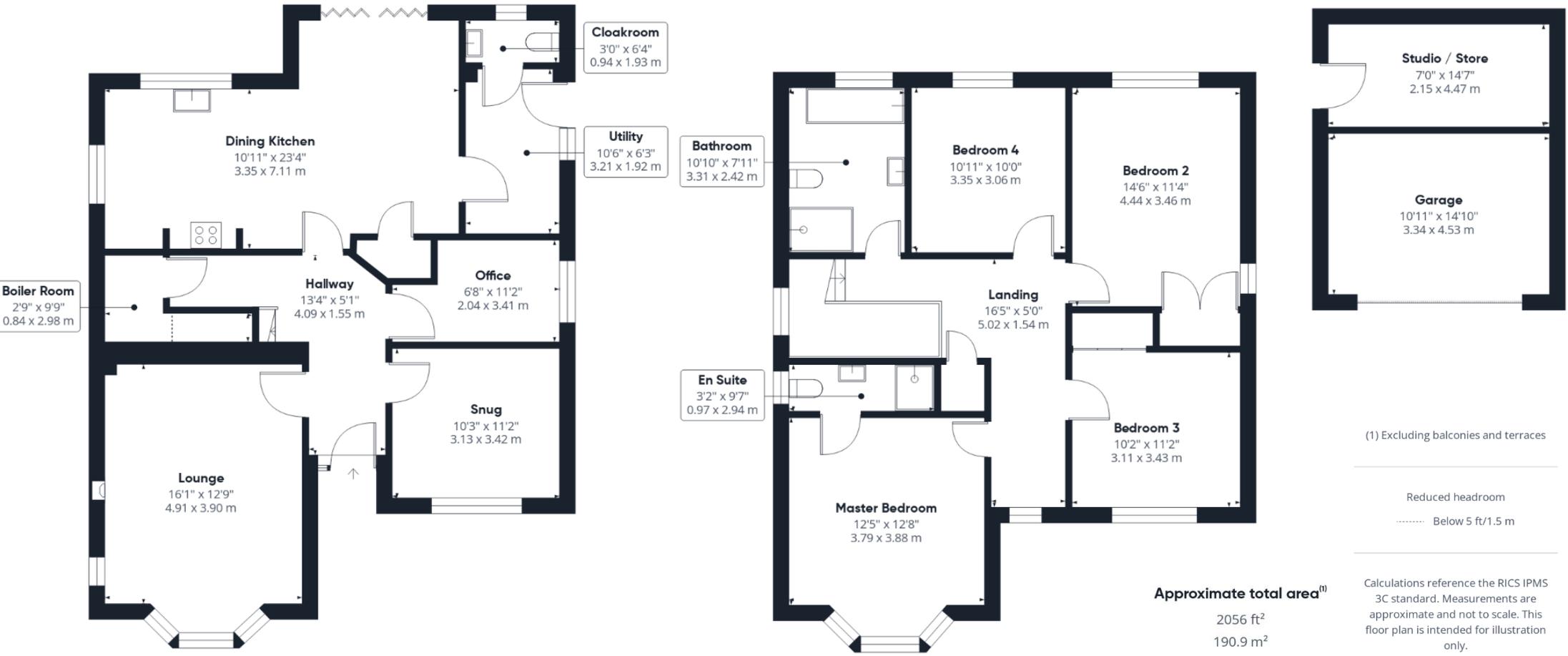
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org;
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Brochure prepared 09.03.2026







(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Approximate total area⁽¹⁾

2056 ft²
 190.9 m²

Reduced headroom
 14 ft²
 1.3 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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DISCLAIMER

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