



Plot 2 Adrian Shinn Way, Horncastle
Built by SJG Homes of Horncastle (Shinn, Jackson & Griffiths)



Plot 2



Further Photographs are of Show Home (Plot 7)



Plot 2 Adrian Shinn Way

Built by respected local builders SJG Homes of Horncastle (Shinn, Jackson & Griffiths).

Plot 8 is a substantial four bedroom detached property on a prestigious development of similarly attractive, each unique, four and five bedroom family homes – with generous gardens and patio in a sought after residential area of Horncastle. The internal finishes are of the highest standard, with luxury kitchen boasting fully fitted appliances, and quality bathroom installations including two en suite shower rooms. There is a double garage and off road parking for multiple vehicles.

Features: oak veneer doors, generous allowances for: fully equipped fitted kitchen, fully equipped bathrooms, tiling; Timber staircase with oak newels hand rails and glass insets. Services: mains electricity, mains water and drainage (no mains gas) air source heating; underfloor heating to the ground floor, radiators to the first floor; photovoltaic panels.

The well serviced market town of Horncastle benefits from amenities including supermarkets, bank, doctors surgery, post office, pharmacists, swimming pool and a wealth of other sports facilities plus an extensive range of local shops and cafes.

There are also excellent educational facilities including Horncastle Primary School (rated Outstanding by Ofsted), and a choice of secondary schools – Queen Elizabeth's Grammar School (Outstanding) or Banovallum Secondary School (good).

The country capital of Lincoln and coastal resort of Skegness lie 21 miles West & East respectively.



Show Home Details & Photographs

Entrance Hallway: with full height double glazed window pane to front (with remote control operated blind) and further first floor pane over. Tiled floor, multiple power points, wood doors to lounge, study and cloakroom. Stunning centrepiece light fitting from first floor. Open to

Living / Dining / Kitchen: with double-glazed five-pane bi-folding windows and patio door to the side (with remote control operated blinds), spot lights inset to ceiling and feature light over kitchen island. Excellent range of modern kitchen units to base and wall levels with a range of pantry shelving, draws and further storage. Further space to island with breakfast bar. Wide style sink inset to bevel edge worktop with drainage furrows. Samsung double oven, Elica induction hob, Samsung integrated dishwasher, Bosch fridge and freezer. Tiled floors, multiple power points, tv points and stunning feature media wall. Wood door to...

Utility: Spot lights inset to ceiling, good range of storage units to base and wall levels, wide style sink inset to bevel edge worktop. Space and connections for washing machine, dryer; multiple power points. Tempest heat pump, workings and central control panel for underfloor heating, safe & sound alarm box. Tiled floor, wood door to garage.

Study: double glazed windows to front, light to ceiling, multiple power points, tv point, carpet:

Lounge: double glazed window to front and bi-folding doors (with remote control electric blinds) to the rear. Media wall with open shelving – spot lights over - tv point to recess, sound bar and feature fire with log-burning effect and customisable lighting. Lights to ceiling, multiple power points, carpet.

Cloakroom: spot light and fan to ceiling, low level wc, hand wash basin inset to storage unit, tiled floor, wood effect tiles to half height to wall.

Up carpeted stairs to

First Floor Gallery Landing: with double glazed window to rear, spot lights to ceiling, carpet, loft access hatch, multiple power points, radiator, wood doors to further accommodation – including:

Bedroom Three: double glazed window to front, light to ceiling, radiator, multiple power points, tv point, carpet.

Bedroom Four: double glazed window to rear, light to ceiling, radiator, multiple power points, tv point, carpet.





Family Bathroom: double glazed obscure window to side, spot lights inset to ceiling. Low level W/C and hand wash basin inset to storage unit with light-up mirror over, walk in shower cubicle with tiled surround, monsoon and regular head over. Free-standing slipper bath boasting central tap with wall controls and tiled surround. Wood effect flooring, wall mounted heated towel rail.

Master Bedroom Suite: Comprising...

Dressing Room: double glazed window to side, multiple power points, carpet, open to bedroom with wood door to

En Suite Shower Room: double glazed obscure window to side, spot lights inset to ceiling, low level W/C, hand wash basin inset to storage unit with light-up mirror over and splashback tiles. Corner shower cubicle with monsoon and regular head over, tiled surround. Wall mounted heated towel rail, Tiled flooring.

Bedroom: full-height double glazed windows to side and rear, feature light to ceiling. Multiple power points, tv point, radiator, carpet.

Bedroom Two: double glazed full-height window to front, light to ceiling, radiator, multiple power points, tv point, carpet. Wood door to

En Suite Shower Room: double glazed obscure window to rear, spot lights to ceiling, low level W/C, hand wash basin inset to storage unit with light-up mirror over, corner shower cubicle with regular and monsoon head over, tiled surround. Wall mounted towel rail, fan, wood effect flooring.

Bedroom Five: double glazed full height window to front, light to ceiling, radiator, multiple power points, tv point, carpet.

Outside: The property occupies an excellent plot. Laid to lawn with feature curving low-level wall extending from the front, down the side and across the rear patio space, the garden is beautifully landscaped with trees and a timber edged plant box furnishing the outside space.

Leading off the rear, accessed from the bi-fold doors of the lounge and living/dining/kitchen is a stunning paved patio seating area. Steps lead up from here and to the expansive rear lawn with continues across the back and down the side of the double garage – with pair of electric doors and internal access.

The driveway is laid to stone chip and brick paving with a paved path running to the front door and around the property. Outside lights and power points, electric car charging point and LG air source heat pump.



Show Home Floorplan



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2835.86 ft²
263.46 m²

Reduced headroom

31.22 ft²
2.90 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Services: The agents would like to point out that 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: www.robert-bell.org

Brochure prepared August 2023

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;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- 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.

