



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCastle

Phoenix Lodge

South Street, Horncastle, Lincolnshire. LN9 6DT

BELL



Phoenix Lodge

Horncastle

Phoenix Lodge is an attractive dormer bungalow, set to a private, South-facing position with generous walled garden and driveway parking.

Built in the mid 20th Century, the property boasts flexible accommodation, suiting a range of requirements, with a total internal floor area of over 2300 sq ft; including the dormer bedroom and conservatory. Re-carpeted and re-decorated throughout, Phoenix Lodge boasts new kitchen and bathroom fittings and a new boiler, plus recent upgrades to the electrics. A viewing is highly advised to appreciate the scale and quality of accommodation on offer. The property is fronted by a symmetrical pair of round-fronted reception spaces, contributing to a striking front elevation as seen when approaching.

Set back from South Street; the property is within walking distance for most of the full range of services and amenities available in the Georgian market town of Horncastle, including primary and secondary schooling; supermarkets, doctors' surgery and public transport links to the coast, and the county town of Lincoln – located 21 miles away



ACCOMMODATION

Entrance Porch with composite uPVC double obscure glazed entrance door, uPVC double glazed obscure full height windows to front aspect; carpeted floor and wall lights. Wood single glazed door with matching side panels to:



Hallway with carpeted floor, carpeted spindle and balustrade staircase to first floor, radiator, feature light to ceiling, wall light and power points. Doors to ground floor accommodation including:

Living Room having uPVC double glazed windows to rounded front aspect; carpeted floor, log burning stove on tiled hearth set to ornate surround, radiator, TV point, ceiling light and power points. Door to:

Bedroom with uPVC double glazed window and door to front aspect; carpeted floor, radiator, TV point, ceiling light and power points.

Utility having uPVC double glazed door and full height obscure windows to rear, window to side aspect; storage units to base and wall level, composite sink and drainer inset to roll edge worktop with space and connections for under counter unit. Tiled flooring, radiator and power points. Doors to kitchen and to:

Shower Room having uPVC double glazed obscure window to rear aspect; corner shower cubicle with tiled surround, low level WC and wash hand basin set to storage unit. Tiles to half height to walls, and to floor and heated towel rail.

Dining Kitchen having uPVC double glazed window to rear aspect; a range of modern storage units to base and wall levels, composite 1 1/2 bowl sink and drainer inset to roll edge wood effect worktop. Column radiators, tiled flooring and power points. Wood single glazed stable style door to:

Conservatory having uPVC double glazed windows to sides and rear, patio door to side and French doors to rear aspect; tiled floor, radiator, wall light and power points. Door to:

Boiler Room with tiled floor, wall mounted gas fired Worcester boiler and ceiling light.

Dining room / Bedroom uPVC double glazed patio door and surround windows to side aspect; carpeted floor, radiator, ceiling light and power points.





Family Bathroom having uPVC double glazed obscure windows to side aspect; panel bath with tiled surround, shower cubicle with tiled surround, monsoon and regular head over, wash hand basin inset to storage unit and low level WC. Tiled flooring, heated towel rail and ceiling light.

Lounge / Bedroom having uPVC double glazed windows to rounded front aspect; carpeted floor, radiator, TV point, ceiling light and power points.

First Floor

Landing with uPVC double glazed windows to front and rear aspects; built in eaves storage space, carpeted floor, radiator, ceiling light and power points. Door to:

Bedroom with uPVC double glazed windows to front and rear aspect; carpeted floor, built in eaves storage space, radiator, ceiling light and power points.

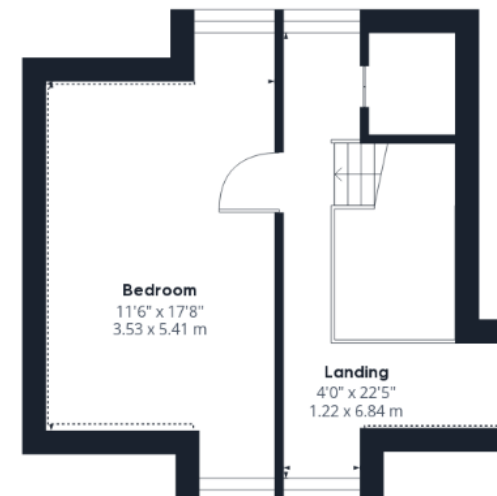
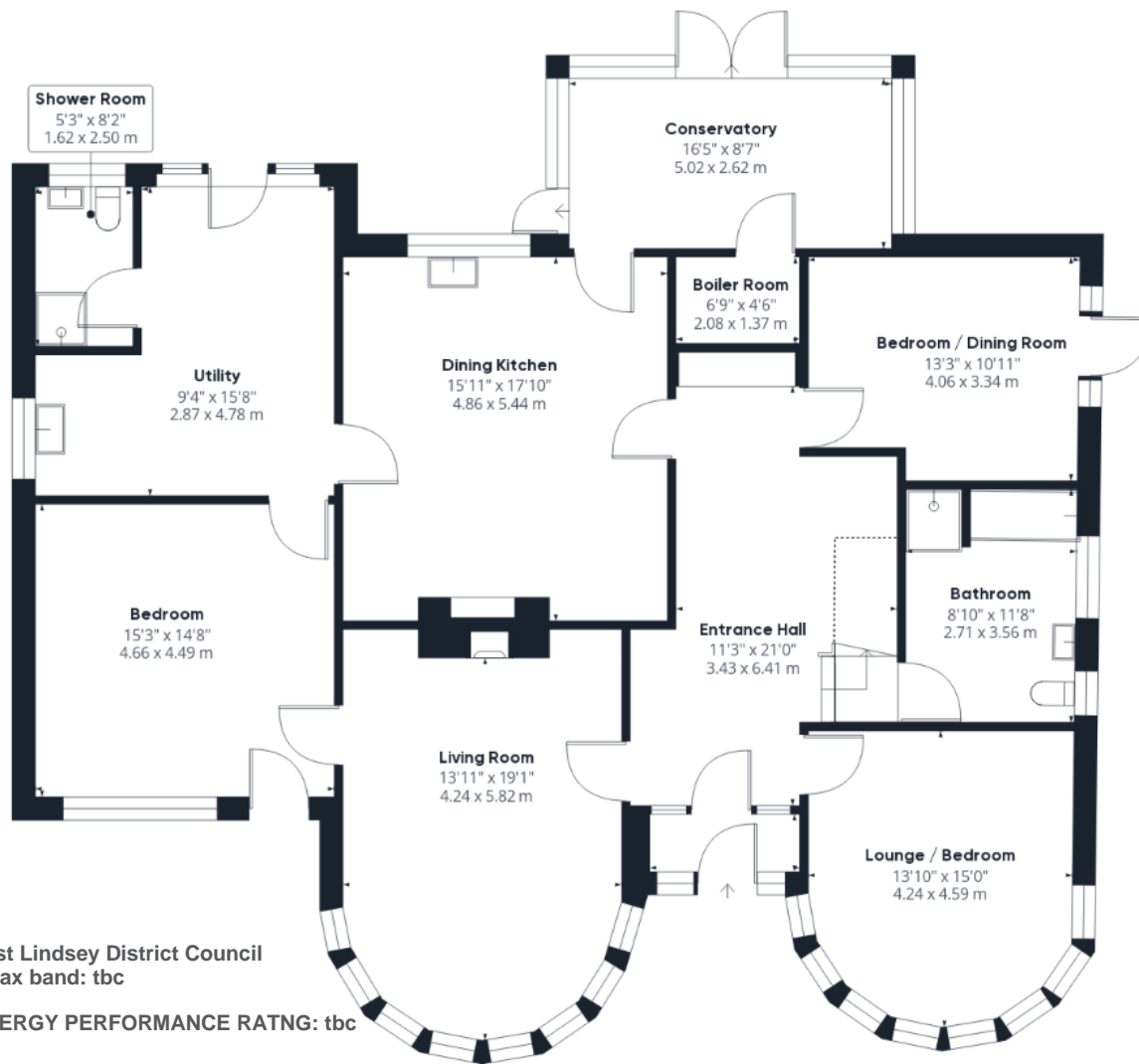
OUTSIDE

The property is approached to the front, through double vehicle gates and up a gravel driveway with concreted path alongside leading to the front door.

The garden wraps around the property, laid predominately to lawn, having a stone bed with evergreen tree set to the rear. With use of two brick and tile outbuildings, the garden is private and largely wall-enclosed. Beyond the gates is a large parking space, suitable for multiple vehicles (below), with hardstanding for sheds, etc.







Approximate total area⁽¹⁾

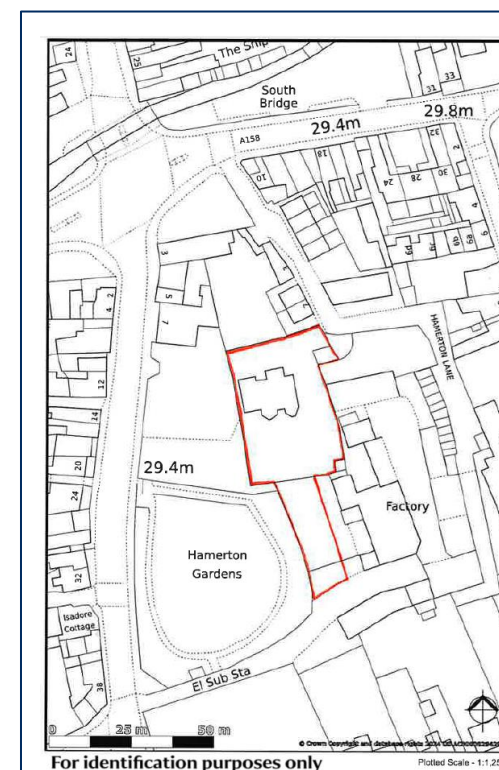
2250.73 ft²

209.1 m²

Reduced headroom

33.15 ft²

3.08 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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East Lindsey District Council
- Tax band: tbc

ENERGY PERFORMANCE RATNG: 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
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