



20 Cagthorpe  
Horncastle, Lincolnshire. LN9 6DZ



## 20 Cagthorpe, Horncastle



20 Cagthorpe is a unique three bedroom detached house located in a popular residential area of the Georgian market town of Horncastle well positioned just a short walk, for most, from the centre of town. The property offers flexible spacious accommodation over two floors that has served the vendors well as a family home with a generous garden and good range of outbuildings.

Horncastle is a busy market town with a range of local amenities including post office, medical and leisure facilities, supermarkets and a range of local shops and cafes. There is also an excellent range of educational facilities including primary, secondary and grammar schools.

### ACCOMMODATION

A uPVC double glazed decorative leaded obscure door with full height obscure glazed panel alongside leads into:

**Porch** [7' 1" x 3' 10" (2.16m x 1.17m)] having uPVC double glazed window to the front aspect; exposed brickwork to walls and wooden obscure single glazed door to:

**Dining Kitchen** [12' 4" x 11' 11" (3.76m x 3.63m)] having uPVC double glazed window to the side aspect; one wall with tongue and groove wall cladding, a good range of base and wall units, stainless steel sink and drainer inset to roll edge work surface with appropriate splash back tiling. Built in CDA electric ceramic hob with extractor canopy over, built in electric oven, TV point, radiator and multiple power points. Laminate flooring, extractor fan inset to ceiling, access to loft space. Open archway to:

**Utility Room** [24' 3" x 4' 9" (7.39m x 1.45m)] having uPVC double glazed window to the rear aspect; a good range of wall units, roll edge work surface over open storage space, stainless steel sink and drainer inset over base unit, appropriate splash back tiling. Space and connection for washing machine, tumble dryer, fridge and freezer, radiator and multiple power points. Wall mounted Ikon gas fired central heating boiler, vinyl flooring, wood panelled door to larder cupboard, sliding wood panelled door to the sitting room and wood panelled door to:





**WC** [4' 7" x 3' 6" (1.40m x 1.07m)] having uPVC double glazed window to both side and rear aspect; tongue and groove wall cladding in part, low level WC, single power point and vinyl flooring.

**Sitting Room** [20' 3" x 12' (6.17m x 3.65m)] having uPVC double glazed bay window to the front aspect; electric fire inset to marble hearth and inset to wooden surround with mantel over. Wood panelled door to under stair cupboard, radiator, TV point and multiple power points. Wood panelled door with obscure glazed window above to:

**Hallway** [6' 5" x 4' 8" (1.95m x 1.42m)] with staircase to the first floor, telephone point. Wood panelled door with obscure glazed window above to:

**Family Room** [20' 3" x 12' 3" (6.17m x 3.73m)] having uPVC double glazed sliding patio doors to the front aspect; electric fire inset to marble hearth with wooden edging, marble inset, wooden surround with mantel over. Radiator, TV point, wall and ceiling lighting and multiple power points.

#### First Floor

**Landing** [7' 1" x 4' 7" (2.16m x 1.40m)] with plank door to store cupboard, single power point. Wood panelled doors to:

**Bedroom 1** [19' 2" x 13' (5.84m x 3.96m)] having uPVC double glazed window to the front aspect; sloping ceiling in part, wood panelled door to storage cupboard, radiator and multiple power points. Square corner shower cubicle with Essentials 8,5 electric shower over and appropriate wall tiling

**Bedroom 2** [15' 1" x 14' 5" (4.59m x 4.39m)] having uPVC double glazed window to the front aspect; Built in wardrobes with hanging rail and shelving, dressing table over drawer units, wood panelled door to storage cupboard. Radiator, TV point, ceiling light with fan and multiple power points.

**Bedroom 3** [11' 8" x 10' 9" (3.55m x 3.27m)] having uPVC double glazed window to the rear aspect; radiator and multiple power points.

**Bathroom** [11' 8" x 6' (3.55m x 1.83m)] having uPVC double glazed obscure window to the rear aspect; suite comprising panel bath with shower and concertina screen over, pedestal wash hand basin and low level WC. Appropriate wall and splash back tiling, radiator, vinyl flooring and access to loft space. Doors to airing cupboard with hot water cylinder and linen shelving.



## OUTSIDE

The property is approached from the side between two brick pillars over a concrete driveway providing parking and turning for multiple vehicles and leading to the **Garage** having metal up and over door and uPVC double glazed window.

A range of outbuildings are set around the edge of the plot and offer great potential for storage or workshop space comprising:

**Carport, Carport, Store, and Brick shed** having wooden personnel door to the front aspect, uPVC double glazed window to the front aspect, power and light connected.

The gardens are to the front and side of the property and predominantly laid to lawn. The boundaries are brick walls and chain link fencing with mature planting to the perimeter. To the corner of the garden is a terraced paved seating area on three levels with a feature pond under a brick arch.

## ENERGY PERFORMANCE RATING: D

**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;

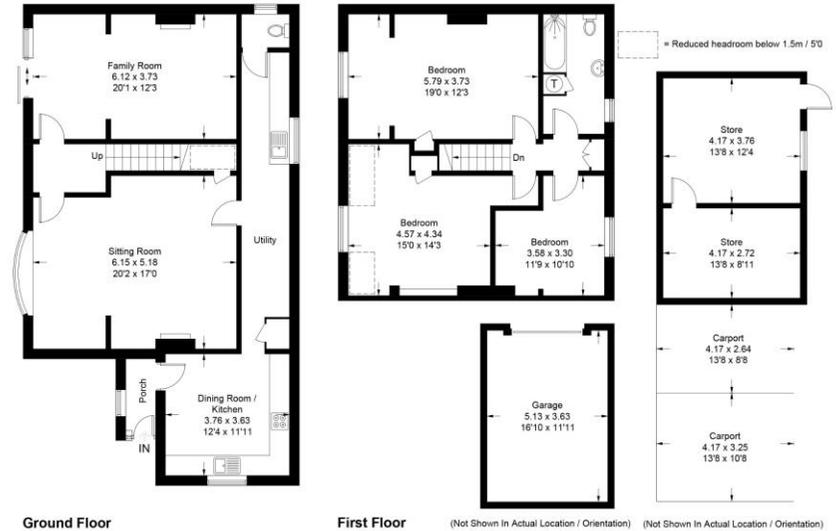
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);

Website: <http://www.robert-bell.org>

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## 20 Cagthorpe

Approximate Gross Internal Area = 160.9 sq m / 1732 sq ft  
Outbuildings = 45.8 sq m / 493 sq ft  
Total = 206.7 sq m / 2225 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Old Bank Chambers, Horncastle. LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

