



4 Elsom Way
Horncastle, Lincolnshire. LN9 5SW





4 Elsom Way, Horncastle

A quality modern three bedroom detached bungalow, built by award winning local builders Bell & Shinn in 1999/2000, located on the corner of an exclusive development of five similar properties set back from Lincoln Road in the Georgian market town of Horncastle and occupying a plot extending to 0.18 acres. The property has been significantly updated by the current owner and is extremely well presented.

Horncastle is a well serviced market town with a good range of local facilities, including supermarkets, post office, doctor's surgery and a range of local shops and cafes. There are a good range of educational facilities including well respected primary school and secondary schools including Queen Elizabeth's grammar school.

ACCOMMODATION

Storm Porch having a uPVC decorative obscure double glazed door with matching glazed panel alongside in to:

Hallway of L-shaped generous proportions, having storage cupboard with hanging rail and shelving and cupboard housing wall mounted Worcester gas boiler. Karndean flooring, radiator, telephone point, dado rail and access to loft space. Doors to:

Dining Kitchen having dual aspect uPVC double glazed leaded windows; a good selection of base and wall units, ceramic sink and drainer inset to roll edge worktop with appropriate splash back tiling. Built in CDA eye level double oven, dishwasher, ceramic hob with cooker hood above, deep pan drawers, open basket shelving, radiator, tiled flooring and multiple power points. Door to:

Utility Room uPVC double glazed leaded window and obscure glazed door to the side aspect; Butler's style ceramic sink inset to roll edge worktop with appropriate splash back tiling. Space and connection for washing machine and upright fridge freezer, extractor fan and multiple power points.

Sitting Room having uPVC double glazed leaded window to the side aspect; remote control gas fire inset to feature fireplace with marble hearth, wooden surround and mantle over. Dado rail, radiator, TV point, ceiling wall lights, Karndean flooring and multiple power points. uPVC double glazed sliding patio door to the side aspect in to:





Conservatory with dwarf brick wall, uPVC double glazed window to three aspects, polycarbonate vaulted roof, Karndean flooring, radiator, ceiling light with fan and multiple power points. uPVC double glazed French doors to the side aspect.

Bathroom having uPVC double glazed obscure leaded window to the rear aspect; corner panel bath with chrome shower mixer taps, low level WC and pedestal wash hand basin. Ladder back style towel rail/radiator, appropriate wall tiling, vinyl flooring and extractor fan.

Bedroom 1

Having upvc double glazed window to front aspect, built-in double wardrobe and chest of drawers with overhead storage, further storage cupboard, single radiator, tv point, phone point, multiple power points and wooden skirting boards. A wood panelled door leads to the:

En Suite having uPVC double glazed obscure leaded window to the rear aspect; shower cubicle lined in Mermaid board, low level WC, wash hand basin over white high gloss vanity unit with appropriate wall tiling, extractor fan and ladder back style towel rail/radiator

Dressing Room uPVC double glazed leaded window to the rear aspect; built in wardrobes to two walls, ceiling light, radiator and multiple power points

Bedroom 2 having uPVC double glazed leaded window to the rear aspect; radiator, ceiling light, TV point and multiple power points.

Bedroom 3 having uPVC double glazed leaded window to the front aspect; radiator, telephone point and multiple power points.

OUTSIDE

The property is approached from Elsom Way between a pair of bespoke wrought iron style gates with matching personnel gate alongside over a double width block paved driveway providing parking and turning for numerous vehicles and access to the integral **Single Garage** with composite, insulated sectional electrically operated up and over door, uPVC double glazed window to the side aspect, power and light connected.

The front garden is predominantly laid to lawn with borders inset and to the perimeter with mixed hedging to the front boundary. To the side of the garage is secure fencing with access to the rear garden via gated access alongside the utility room.

The rear garden is predominantly laid to lawn with a selection of mature trees and shrubs throughout, central feature pond and elevated outlooks over the Grammar School playing fields to the rear. A paved pathway surrounds the property with a large patio area immediately alongside the conservatory that continues around the property where a large timber garden shed is located and beyond that another significant paved area. The boundaries are a mixture of fencing and hedging to the various aspects.



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;

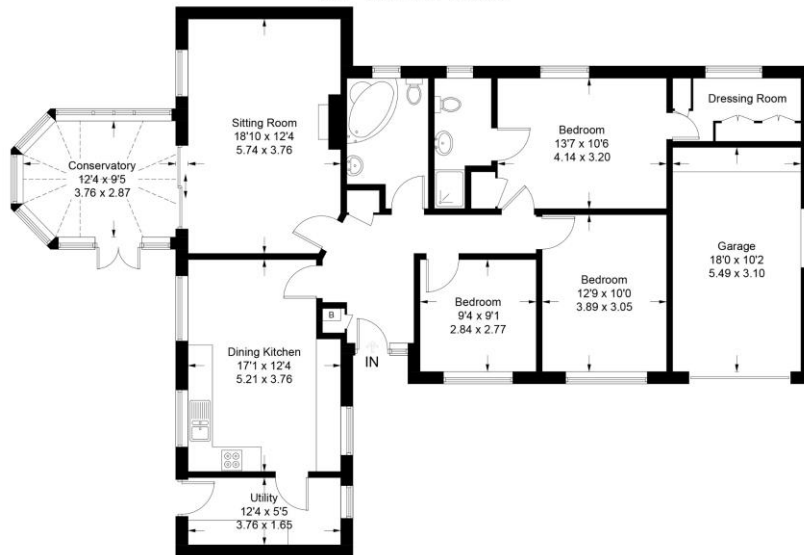
Website: <http://www.robert-bell.org>

Brochure prepared 01.04.2021 garden photographs taken February

2021 and September 2020

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Approximate Gross Internal Area = 121 sq m / 1302 sq ft
Garage = 17.3 sq m / 186 sq ft
Total = 138.3 sq m / 1488 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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