



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCastle



Dunholme Lodge
15 Low Toynton Road, Horncastle, Lincolnshire. LN9 5LL

BELL



Dunholme Lodge Horncastle

Dunholme Lodge is a spacious 4/5 bedroom dormer bungalow, providing versatile accommodation to the most private position with lawned gardens and beautiful rural views. Excellently presented, the property boasts a dual-aspect living room, breakfast kitchen, two en suite bedrooms; dining room and office spaces (or further bedrooms) and dormer level space. The property is complete with double garage, driveway parking and open 'yard' space to the front.

The bungalow is located in a popular residential area of Horncastle, within walking distance for most of the town's full range of services and amenities, to North-Eastern edge of the town - with popular walks nearby.

ACCOMMODATION

Entrance Hallway having composite wood style obscure door to front with windows alongside, wood effect flooring, built in storage space and airing cupboard, loft access hatch, radiator, ceiling light and power points. Doors to further accommodation and wood windowed doors to:

Living Room having uPVC double glazed windows to front and rear aspect; log burning stove on tiled platform with ornate surround, wood effect flooring, TV point, lights to ceiling and walls and power points. Wood windowed door to:

Side Hallway with wood effect flooring, carpeted stairs with spindle and balustrade to first floor, radiator, ceiling light and power points. Doors to bedroom, office and bathroom.





Bedroom with uPVC double glazed window to rear aspect; built in bank of wardrobes, carpeted floor, radiator, ceiling light and power points. Door to en-suite Shower Room.

Bathroom having uPVC double glazed obscure window to side aspect; walk in shower cubicle with monsoon and regular head over, wash hand basin set to vanity unit and low level WC. Wood effect flooring, built in storage space, tiles to walls and ceiling light.

Office with uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling light and power points.

Dining Room / Bedroom with uPVC double glazed window to rear aspect; wood effect flooring, radiator, ceiling lights and power points.

Breakfast Kitchen having uPVC double glazed window to rear aspect; modern kitchen units to base and wall levels, Blanco sink and drainer set to roll edge wood effect worktop, integrated dishwasher, CDA oven and grill, five ring induction hob beneath extractor canopy. Karndean flooring, radiator, ceiling spotlights and power points. Wood windowed door to:

Utility having uPVC double glazed door to front and window to side aspect; modern storage units to base and wall levels, Leisure sink and drainer set to roll edge wood effect worktop with space and connections for upright fridge-freezer, washing machine and dryer. Karndean flooring, ceiling light and power points.

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

En-suite Shower Room with uPVC double glazed obscure window to side aspect; shower cubicle with monsoon and regular head over, wash hand basin to vanity unit and low level WC. Tiles to walls and floor, heated towel rail, ceiling spotlights.

Dormer Level Landing with uPVC double glazed arched window to half landing to front aspect; carpeted floor, ceiling light. Door to:





Dormer Bedroom with uPVC double glazed window to side aspect; carpeted floor, built in eaves storage space, skylights to rear, ceiling light and power points.

OUTSIDE

The property is approached from Low Toynton Road via a gravel driveway that sweeps around and leads to a large tarmac parking and turning area to the front of the property with access to the **Detached Double Garage** with electric roller doors to front, wood single glazed window to rear, side door, concrete floor, light and power. Set alongside the double garage is a useful covered store space.

The property sits back on the plot, the front garden alongside the drive being predominantly laid to lawn with feature planting, mature conifer and mixed hedging to the boundaries. Between the large tarmac driveway and the front door are steps and a ramp up to a walled paved area leading to the front door that wraps around the corner of the property. A paved pathway surrounds the property.

The rear garden is predominantly laid to lawn with mature shrub beds inset and to the perimeter with timber overlap fencing to the boundary.

East Lindsey District Council – Tax band: D

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.

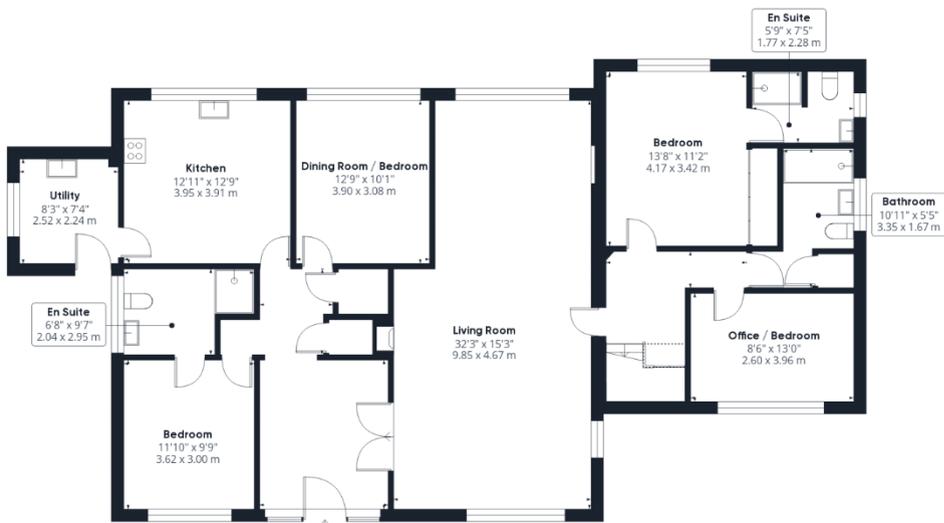
VIEWING: By arrangement with the agent's Horncastle Office

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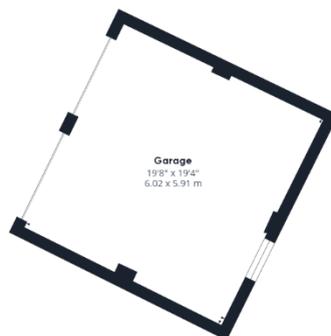
Brochure prepared 20.12.2024







Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

Approximate total area⁽¹⁾

2332.12 ft²
216.66 m²

Reduced headroom

36.99 ft²
3.44 m²

DISCLAIMER

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