



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**11 Accommodation Road**  
Horncastle, Lincolnshire. LN9 5AS

**BELL**





## 11 Accommodation Road, Horncastle

11 Accommodation Road is an attractive semi-detached bungalow; extended and modernised by the current vendor to offer generous and varied living spaces alongside three bedrooms (master to dormer level). Enjoying front garden and driveway space and a rear garden with lawn, open and covered patio seating space and a large workshop and store (available subject to negotiation), the property provides family accommodation to a convenient Horncastle location.

The property is set to a popular residential area of this Georgian market town, with a full range of services and amenities within walking distance for most. Public transport links provide convenient access to the stunning Lincolnshire coast (21 miles to the East) and the county city of Lincoln (21 miles to the West).



### ACCOMMODATION

**Breakfast Kitchen** with uPVC double glazed obscure door and uPVC double glazed window to side aspect; a good range of storage units to base and wall levels plus full height cupboard, double sink and drainer inset to roll edge worktop with space and connections for upright fridge-freezer, under counter washing machine, Neff oven and grill, four ring hob beneath extractor canopy and integrated dishwasher. Tiled flooring, ceiling spotlights and power points. Open doorways to family room and to:



**Dining Room** with uPVC double glazed window to front, windows to vaulted ceiling; modern units to base level with roll edge worktop with space and connections for appliances. Wood effect flooring, radiator and power points.

**Family Room** having wide uPVC double glazed window to front aspect; modern style fireplace, wood effect flooring, radiator, lights to ceiling and wall and power points. Door to:

**Hallway** having carpeted staircase up to first floor, radiator, carpeted floor, ceiling spotlights. Doors to accommodation including:

**Bedroom** with uPVC double glazed window to rear aspect; built in storage space, wood effect flooring, radiator, ceiling light and power points.

**Living Room** having uPVC double glazed window to side aspect; exposed brick feature wall, modern style fire, TV point, carpeted floor, built in under stairs storage space, radiators, ceiling light and power points. Open to:

**Garden Room** having uPVC double glazed wide window to rear, French doors to side aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed window to side aspect; radiator, wood effect flooring, ceiling light and power points.



**Bathroom** having uPVC double glazed obscure window to side aspect; panel bath with tiled surround, corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tiled floor, radiator, heated towel rail, shaver socket and ceiling spotlights.

## First Floor

**Bedroom** with uPVC double glazed window to rear aspect; built in eaves storage spaced, carpeted floor, ceiling spotlights and power points. Door to En suite Washroom comprising low level WC, pedestal wash hand basin, radiator, tiled floor and ceiling spotlights.





## OUTSIDE

The property is approached to the front via a stone chipped driveway, with concrete parking and turnaround spaces, leading to the **Single Garage** with workshop space, having up and over door to front, uPVC double glazed window to rear, concrete flooring, light and power.

The front, contained by low level brick wall with columns to driveway entrance, is coloured with established flowerbeds. Leading through the personnel gate to the side, to ensure child and pet friendly space beyond, a path leads to the rear garden. Initially laid to lawn, the garden boasts sleeper-edged flowerbeds laid to bark and slate chipping throughout; a large paved patio space – one end of which is covered by a timber pergola with feature lighting and fire pit. Further feature lighting and external power points serve the garden, which includes hard standing storage spaces.

To one side stands the outbuilding - comprising **Workshop and Store** with lighting and power throughout  
*\*available via further negotiation\*.*

**East Lindsey District Council – Tax band: B**

**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...

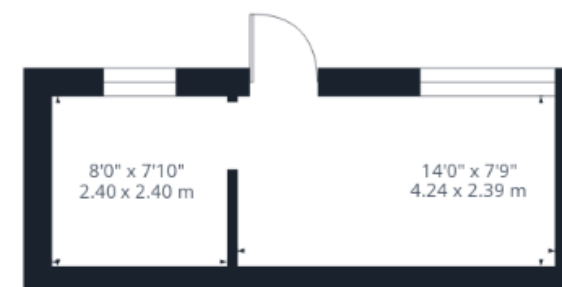
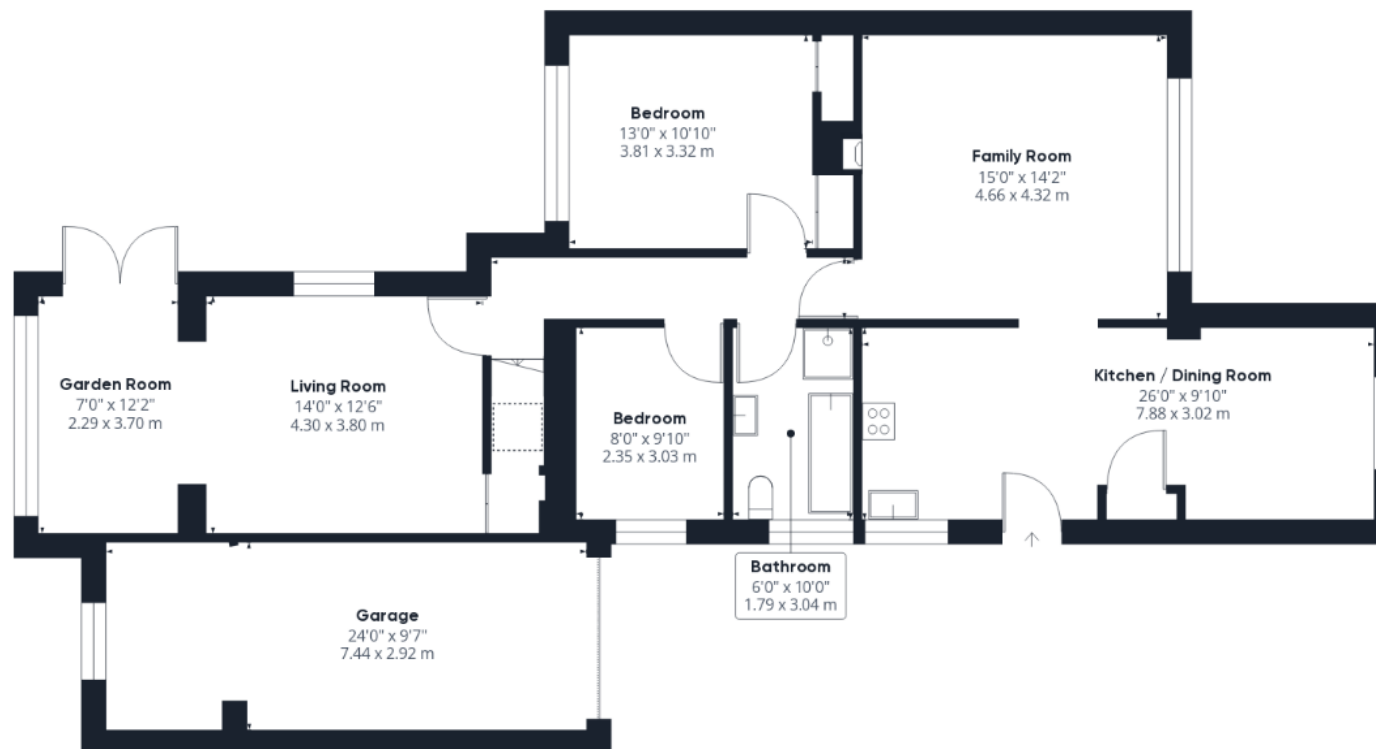
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Brochure prepared 25.7.2024









**Approximate total area<sup>(1)</sup>**

1729.22 ft<sup>2</sup>  
160.65 m<sup>2</sup>

**Reduced headroom**

22.82 ft<sup>2</sup>  
2.12 m<sup>2</sup>

(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

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