



## Plot 6 Billy English Way

Horncastle, Lincolnshire

**BELL**  
ROBERT BELL & COMPANY





# Plot 6 Billy English Way Horncastle

Under construction by respected local builders Shinn Developments Ltd, due for completion in January 2022.

Plot 6 Billy English Way is a substantial four bedroom detached property (internal living space extending to 2,142ft<sup>2</sup>) on a prestigious development of thirteen similarly attractive and spacious four and five bedroom family homes in a sought after residential area of the Georgian market town of Horncastle.

The internal accommodation comprises: hallway, living room, dining kitchen, utility, bathroom, office and two bedrooms to the ground floor with office and two en suite bedrooms to the first floor. The internal finishes will be of the highest standard, with luxury kitchen with fully fitted appliances and quality bathrooms and en suites. Outside there is a detached double garage and off road parking.

## DIRECTIONS

Leaving our Horncastle office, turn right onto Jubilee Way and continue along the A158. Turn left at the traffic lights onto West Street, take the first left after Bush Tyres onto Station Lane and then continue onto The Sidings. The development will be on the right where there will be a Robert Bell For Sale board.

## ACCOMMODATION

### HALLWAY

17' 08 x 8'04 (5.39m x 2.54m)

Extending by 12' 06 x 4' 01 (3.8m x 1.26m)

### LIVING ROOM

13' 09 x 10' 06 (4.2m x 3.19m)



## **DINING KITCHEN**

27' 01 x 13' 09 (8.25m x 4.2m)

## **UTILITY ROOM**

8' 04 x 6' 00 (2.54 x 1.84m)

## **BEDROOM THREE**

12' 00 x 11' 06 (3.65m x 3.51m)

## **BEDROOM FOUR**

12' 00 x 8' 02 (3.65m x 2.50m)

## **OFFICE**

11' 06 x 7' 10 (3.51m x 2.40m)

## **MASTER BEDROOM**

16' 00 x 13' 04 (4.88m x 4.05m)

## **ENSUITE**

6' 06 x 5' 11 (1.85m x 1.81m)

## **BEDROOM TWO**

13' 04 x 11' 11 (4.05m x 3.65m)

## **EN-SUITE**

6' 06 x 5' 11 (1.88m x 1.81m)

## **OUTSIDE**

Private granite/gravel driveway with block paved entrances providing off road parking and leading to the detached **double sized garage** with two 2.5 metre sectional electric operated door.

The rear garden is fully enclosed and will be laid to lawn with patio area and close boarded fencing and hedging.

## **Specifications:**

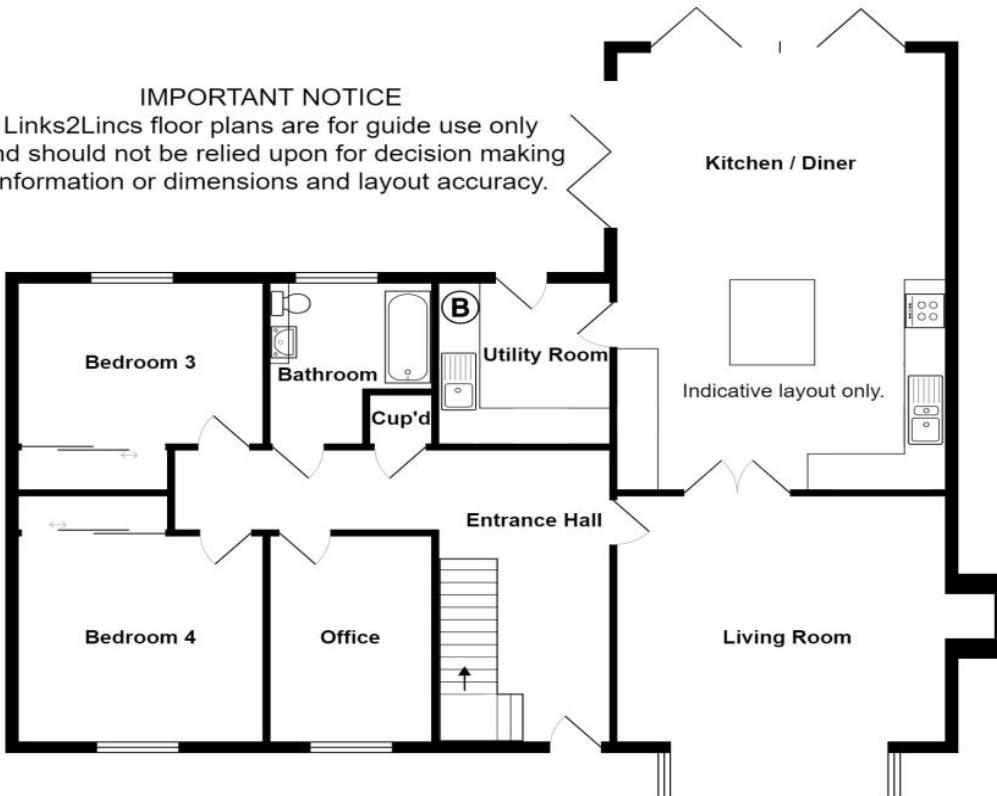
Log burners to living room, underfloor heating to ground floor.

Luxury fitted kitchen with appliances.

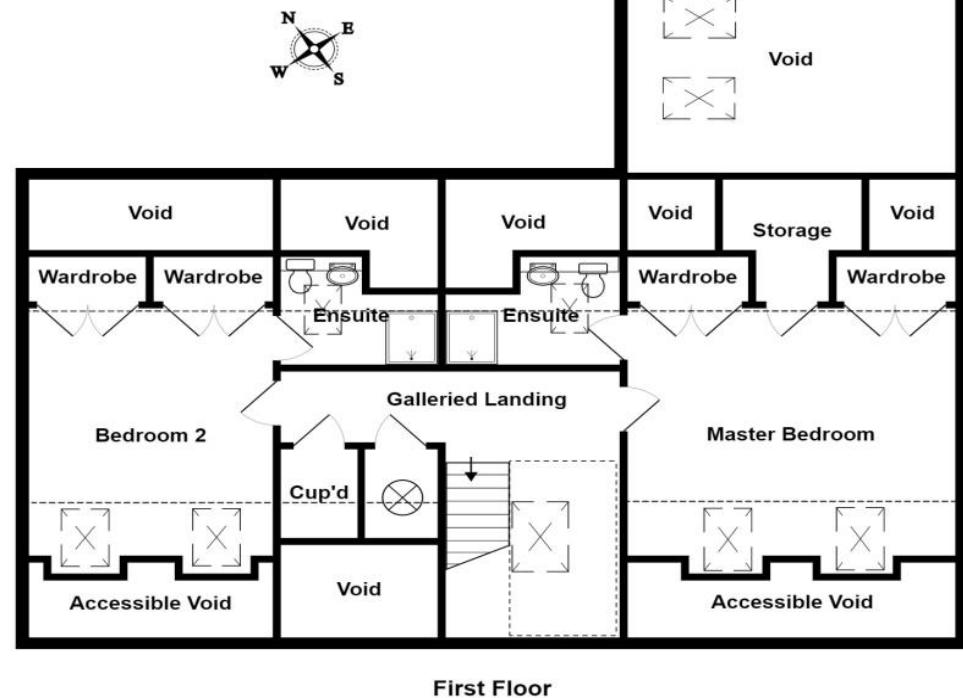
Tiled bathroom and en suites with quality fitments.

**IMPORTANT NOTICE**

Links2Lincs floor plans are for guide use only and should not be relied upon for decision making information or dimensions and layout accuracy.



Ground Floor



First Floor

Plot 6