



BRITISH  
PROPERTY  
AWARDS

2023



GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



Gold Trusted  
Service Award

2023

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BEST

ESTATE AGENT GUIDE  
2023 : EXCEPTIONAL

SALES



25 Revesby Lane

Horncastle, Lincolnshire. LN9 5FL

BELL

ROBERT BELL & COMPANY



## 25 Revesby Lane, Horncastle



An immaculately presented, 2022 built four bedroom family home, set to the edge of the popular Langton Rise development by Cyden Homes; with hilltop position looking across the water retention space, Horncastle rooftops and Lincolnshire Wolds landscape beyond. Situated to a cul de sac end position, with driveway parking, single garage and private side garden enjoying South & West aspects, the property faces towards the rising sun in the East, with living room, dining kitchen and garden room all enjoying the beautiful view. A utility and cloakroom complete the ground floor accommodation, with four bedrooms (including master with en suite) and family bathroom to the first floor.

Viewing is essential to appreciate the quality accommodation and unique position on offer.

### ACCOMMODATION

**Hallway** having wood effect composite front entrance door with obscure double glazed window, wood effect laminate flooring, spindle and oak balustrade carpeted staircase to first floor, built in under stairs storage space, radiator, ceiling light and power points. Doors to kitchen, cloakroom and double doors to:

**Living Room** having uPVC double glazed bay window to side, windows to side and front aspects; carpeted floor, radiators, TV point, broadband connection point, ceiling lights and power points.

**Kitchen** having uPVC double glazed to front aspect; an excellent range of storage units to base and wall levels, quartz composite 1 1/2 bowl sink and drainer inset to roll edge worktop with space and connections for upright American style fridge freezer, Neff oven and four ring hob beneath extractor canopy. Tiled floor, inset ceiling spotlights and power points. Open to:





**Dining Room** with tiled floor, radiator, TV point, central ceiling lights and power points. Door to utility and double doors to:

**Garden Room** having uPVC double glazed French doors and matching full height side panels to front aspect stepping onto raised patio seating with uPVC double glazed window to side aspect; wood effect flooring, radiator, TV point, ceiling light and power points.

**Utility** with uPVC double glazed obscure door to rear aspect; worktop with space and connections beneath for washing machine, storage unit to wall, wood effect laminate flooring, wall mounted gas fired Ideal logic boiler, ceiling light, extractor fan and power points.

**Cloakroom** comprising low level WC, pedestal wash hand basin, radiator, tiled floor, extractor fan and ceiling spotlight

### First Floor

**Gallery Landing** with carpeted floor, radiator, ceiling light, built in storage cupboard, loft access hatch. Doors to first floor accommodation.

**Master Bedroom** having uPVC double glazed window to side aspect; built in wardrobe storage space, carpeted floor, radiator, TV point, ceiling light and power points. Door to:

**En-suite Shower Room** with uPVC obscure double glazed window to rear aspect; walk in shower cubicle with tiled surround, ceramic hand wash basin inset to storage unit and low level WC. Wood effect laminate flooring, heated towel rail, ceiling light, shaver socket and extractor fan.

**Bedroom** having uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Family Bathroom** having uPVC obscure double glazed window to front aspect; Panel bath with shower attachment, tiled surround, ceramic wash hand basin inset to storage unit and low level WC. Wood effect laminate flooring, heated towel rail and inset ceiling spotlights.

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







**Bedroom** with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

## OUTSIDE

The property is situated to the end of a brick no through road, facing east with views from the front across the grassed, landscaped water storage basin beside; with sloped banks down to the reed - edged water space. Behind this roll the hilltop landscapes of the fringe of the Lincolnshire Wolds, with Horncastle's rooftops emerging from the green tree lines in between. There is direct line of sight to the spire of St Mary's Church. The property occupies an elevated position, as such affording this view to all front facing accommodation.

The brick paved cul de sac continues to offer ample driveway parking for multiple vehicles with access to the brick and tile **Single Garage** with up and over door, light and power.

The front door is approached up paved steps, with a path running along the front and to the raised paved seating area adjacent to the garden room. This is contained by metal rail and ball fencing. The garden, contained by personnel gate to the side, is laid to sleeper edged lawn with a further paved seating area facing south and west. The garden, with timber fencing to the side and rear, enjoys direct sunlight due to its desirable aspect. There is a further grassed space to the other side, and gravelled bin storage to the garage side; plus covered storage to the rear.

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

## ENERGY PERFORMANCE RATING: the

**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.

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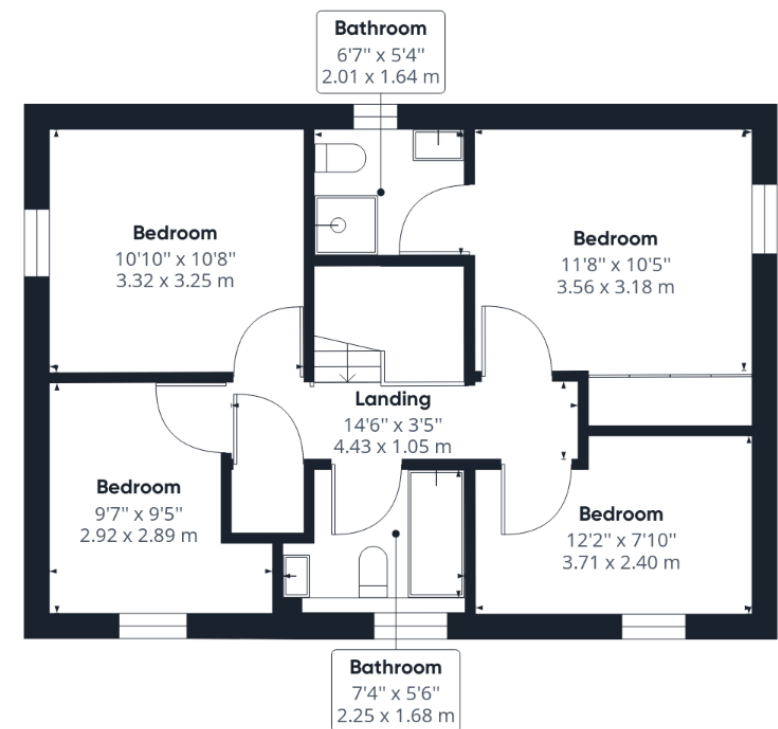
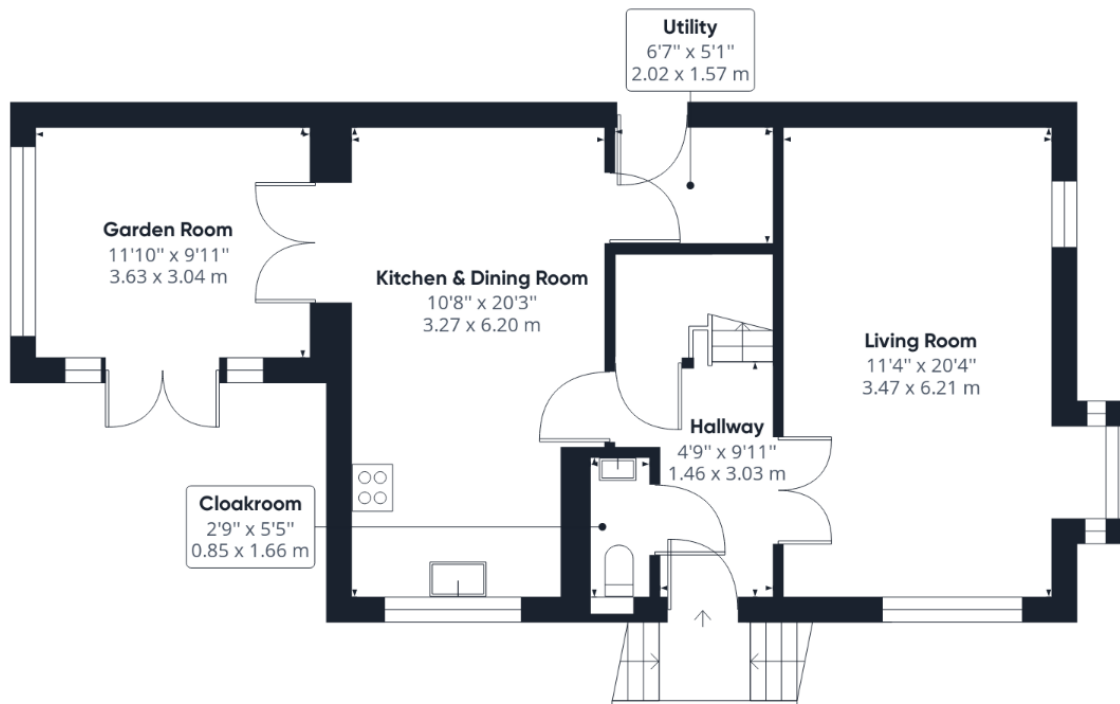
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