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**BEST**

ESTATE AGENT GUIDE  
2023 : EXCEPTIONAL

SALES



## The Cedars

Main Street, West Ashby, Horncastle. LN9 5PT

**BELL**  
ROBERT BELL & COMPANY





## The Cedars, West Ashby

The Cedars is a well-maintained, generously proportioned four bedroom bungalow set back from the Main Road in West Ashby, a convenient two miles' drive from the market town of Horncastle. With large triple-aspect living room, generous dining room and kitchen plus utility, the property provides an office space plus four bedrooms (two en suite).

The front garden is beautifully landscaped with colourful flowers set to the sweeping lawn which runs alongside the brick paved driveway. To the rear is a generous low maintenance gravelled garden with paved patio seating space.

The property is entered beneath storm porch through uPVC double glazed obscure door with matching side panels to...

**Hallway** Lights to ceiling, radiators, multiple power points, wood doors to cloak and further storage space, loft access hatch, wood effect flooring initially with further carpeted space. Wood doors, some windowed; to accommodation including...

**Dining Room** uPVC double glazed window to front, light to ceiling, wood effect flooring, multiple power points, tv point, radiator. Wood door to kitchen and wood windowed door to

**Living Room** uPVC double glazed bay window to front, window to side and French doors to rear, lights to ceiling, carpet, multiple power points, tv point, telephone point, electric 'wood burner' effect heater on slate stand, radiators.

**Kitchen** uPVC double glazed window to rear, spot lights to ceiling, good range of storage units to base and wall levels, 1 1/2 sink and drainer inset to roll edge worktop surface. Neff oven and grill, four ring ceramic hob and built in dishwasher, space and connections for upright fridge-freezer, Karndean tile flooring, tiles to wall, radiator. Multiple power points, wood door to airing cupboard, wood door to...







**Utility** uPVC double glazed window to rear and obscure door to side, light to ceiling, good range of storage units to base and wall levels, ceramic butler sink inset to roll edge worktop surface, space and connections for under counter washing machine and tumble dryer, floor standing oil fired Worcester boiler, water softener, Karndean tile flooring consistent with kitchen, tiles to walls, radiator, multiple power points, fan.

**Office** Wood single glazed window to hallway to front, light to ceiling, radiator, carpet, telephone point, multiple power points.

**Bedroom Four** uPVC double glazed window to rear , light to ceiling, radiator, carpet, multiple power points.

**Bedroom Two** uPVC double glazed window to rear, light to ceiling, radiator, carpet, multiple power points, wood door to...

**En Suite Shower Room** uPVC double glazed obscure window to rear, light to ceiling, low level wc, pedestal sink, shower cubicle with tiled surround, carpet, radiator, tiles to half height to wall.

**Family Bathroom** uPVC double glazed obscure windows to rear, light to ceiling, low level wc, pedestal sink, panel bath with tiled surround, shower cubicle with tiled surround; radiator, carpet, tiles to half height to walls.

**Cloakroom** Low level wc, light to ceiling, hand wash basin inset to storage unit, carpet, fan.

**Bedroom One** uPVC double glazed window to front, light to ceiling, carpet, radiator, multiple power points, full height wardrobe space with sliding mirrored doors, wood door to...

**En Suite Shower Room** Light to ceiling, low level wc, pedestal sink, skylight, corner shower cubicle with tiled surround, tiles to half height to wall, mosaic effect flooring, fan. Wood door to carpeted storage space.

**Bedroom Three** uPVC double glazed window to front, light to ceiling, radiator, carpet, multiple power points.





## Outside

The property is approached up a sweeping brick paved driveway providing ample off road parking for multiple vehicles and leading to turnaround space and the...

**Single Garage** Detached and off brick and tile construction. With up and over door to front, light and power, personnel door to side.

The front garden is laid to lawn with a series of mature established plant beds brimming within colourful flowers and bushes, some laid to stone chippings. A mature cedar tree and a stunning silver birch stand sentinel over the driveway. There is useful storage space behind the garage, where the oil tank stands.

A paved path leads across the front of the property and through the wide personnel gate to the rear garden. A child and pet friendly secure area with French doors leading off the living room into the paved patio area, which enjoys a southerly outlook. A Brick pave path leads through the rear garden and to the garden store, which provides useful outdoor space. The garden is laid to low maintenance gravel with a slate edge shrubbery and further mature established plants throughout.

East Lindsey District Council – tax band: E

Mains water, electric & drainage; oil fired boiler

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.

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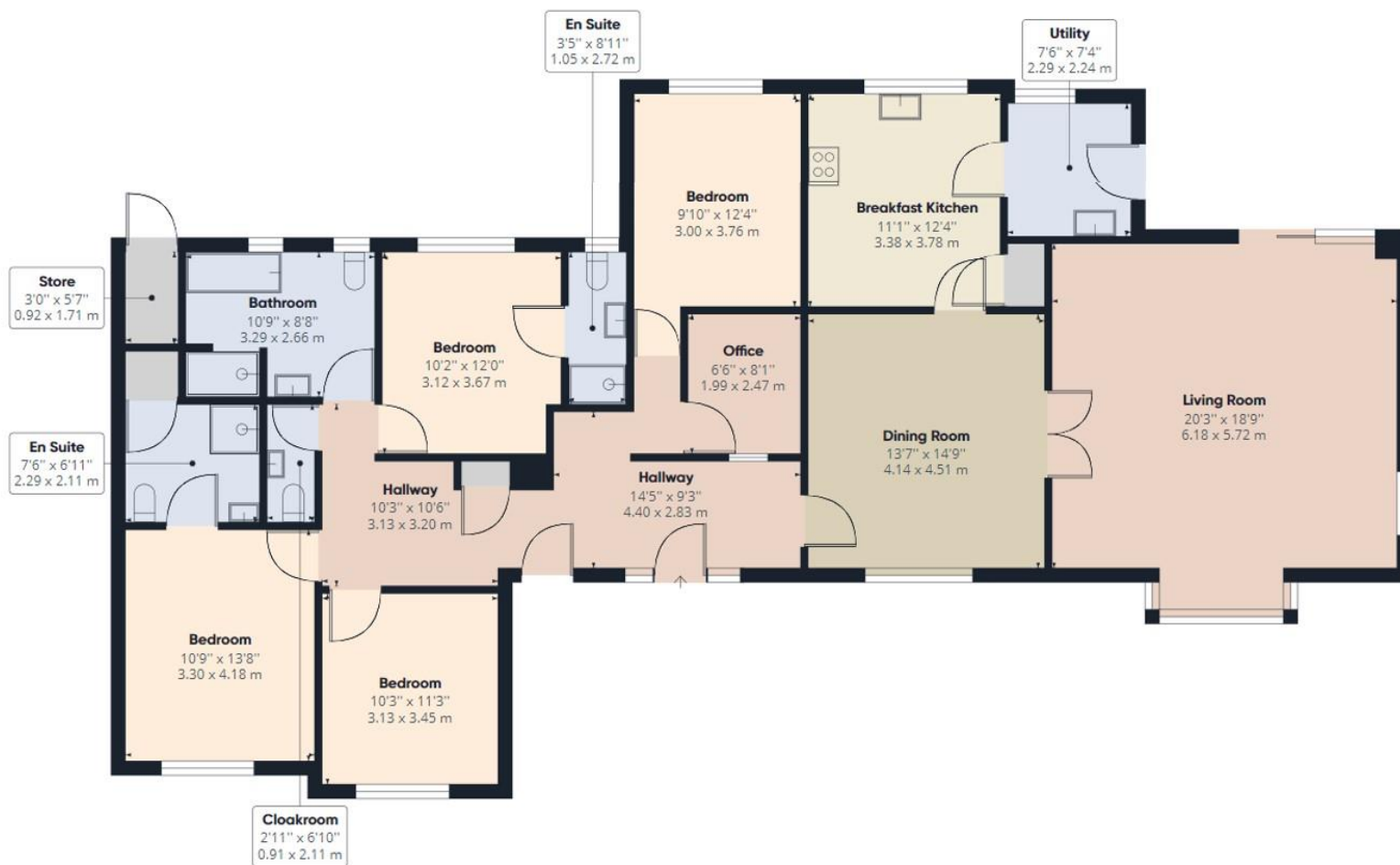
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