



1 Lord Allerton Way
Horncastle, Lincolnshire. LN9 5FG

BELL
ROBERT BELL & COMPANY



1 Lord Allerton Way, Horncastle

1 Lord Allerton Way is a substantial four/five bedroom family home, built 2021 by Cyden Homes (Sapphire design) on the attractive Langton Rise development, finished to a very high standard throughout complete with gas central heating and fibre broadband. Occupying a commanding position to the front of the development, this property is larger than most on the site with four generous bedrooms, large living/dining room, breakfast kitchen and sitting room plus a detached double garage with home office / annex bedroom above. The property enjoys excellent privacy with boundary walls containing the lawned garden, patio space and large paved driveway.

The property is located off Langton Hill, which leads out of Horncastle to the South-West and towards the attractive village of Woodhall Spa. Within walking distance for most are the full range of services and amenities, plus primary and secondary schools including the prestigious Queen Elizabeth's Grammar School. This Georgian market town lies halfway between the coast and the county city of Lincoln, a 21 mile drive in opposing directions.

ACCOMMODATION

Entered to the front through composite door with double glazed top panel, to:

Entranceway having carpeted floor, radiator and ceiling light. Open to living room, with door to study.

Study with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light, telephone point and power points.

Sitting Room having uPVC double glazed window to front, French doors to rear, carpeted floor, radiators, TV point, feature lights to ceiling and power points.

Living / Dining Room having uPVC double glazed window to side aspect; carpeted floor, carpeted feature staircase to first floor, radiator, light feature to ceiling and power points. Open to:



Breakfast Kitchen having uPVC double glazed windows to side, bifold doors onto patio; an excellent range of storage units to base and wall levels, Quartz composite 1 ½ bowl sink and drainer inset to roll edge wood effect worktops, wall mounted double oven, five ring hob beneath extractor canopy; integrated fridge, freezer, dishwasher and wine cooler. Central island with further storage and breakfast bar, tiled floor, inset ceiling spotlight fittings, extractor fan and power points. Door to:

Utility having uPVC obscure double glazed door to side aspect; worktop with space and connections beneath for washing machine and dryer, full height store cupboard, radiator, tiled floor, ceiling spotlights and power points. Door to:

Cloakroom with uPVC obscure double glazed window to side aspect; low level WC, pedestal wash hand basin, tiled floor, radiator, extractor fan and ceiling light.

First Floor

Landing with uPVC double glazed window to rear aspect; built in airing cupboard with Megaflo tank and shelving, carpeted floor, loft access hatch, radiator, ceiling light and power points. Doors to further accommodation including:

Main Bedroom having uPVC double glazed window to front aspect; built in mirror fronted wardrobe, carpeted floor, radiator, ceiling light and power points. Door to:

En-suite with uPVC obscure double glazed window to rear aspect; low threshold wall in shower cubicle with tile surround, low level WC, pair of hand wash basins inset to storage units, tiles to half height to wall. Wood effect vinyl flooring, wall mounted heated towel rail, extractor fan and ceiling spotlights.

Bedroom 2 with uPVC double glazed window to side, carpeted floor, radiator, ceiling light and power points. Open doorway to:

Dressing Room carpeted floor and ceiling light, with space for wardrobes. Door to:

En-suite with uPVC obscure double glazed window to rear aspect; comprising walk in low threshold shower cubicle with tiled surround, wash hand basin inset to storage unit and low level WC. Wood effect vinyl flooring, heated towel rail, extractor fan and ceiling spotlights.



Family Bathroom having uPVC obscure double glazed window to side aspect; panel bath with tiled surround and shower attachment, wash hand basin inset to storage unit and low level WC. Wood effect flooring, tiles to half height to wall, heated towel rail, ceiling spotlights and extractor fan.

Bedroom 3 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 4 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front via a brick paved no-through-road, with lawned spaces to the front bordered newly planted hedge and a paved path leading to the front door.

Timber gates to the driveway. **Double Garage** with an electric up and over door to front, equipped with a storage cupboard, light and power. External side door leads to stairs up to the first floor garage home office/annex bedroom: with uPVC double glazed windows to front and side, lights to ceiling, carpet, electric wall mounted heaters, multiple power points and TV point.

The garden is predominantly laid to lawn with paved patio leading off the lounge and breakfast. There are newly planted trees throughout. All boundaries are walled. The garden provides both sunlight and shaded areas throughout the day.

East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: B

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.

Tel: 01507 522222

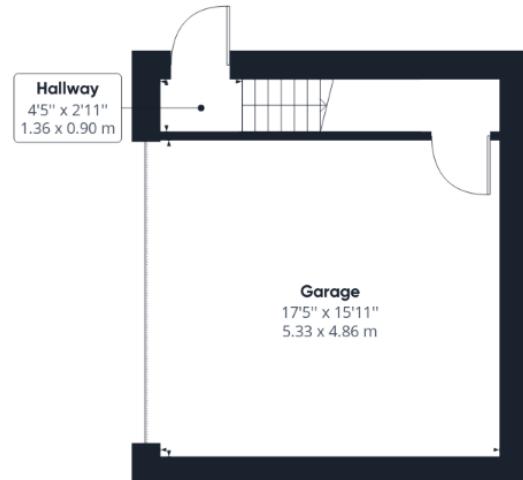
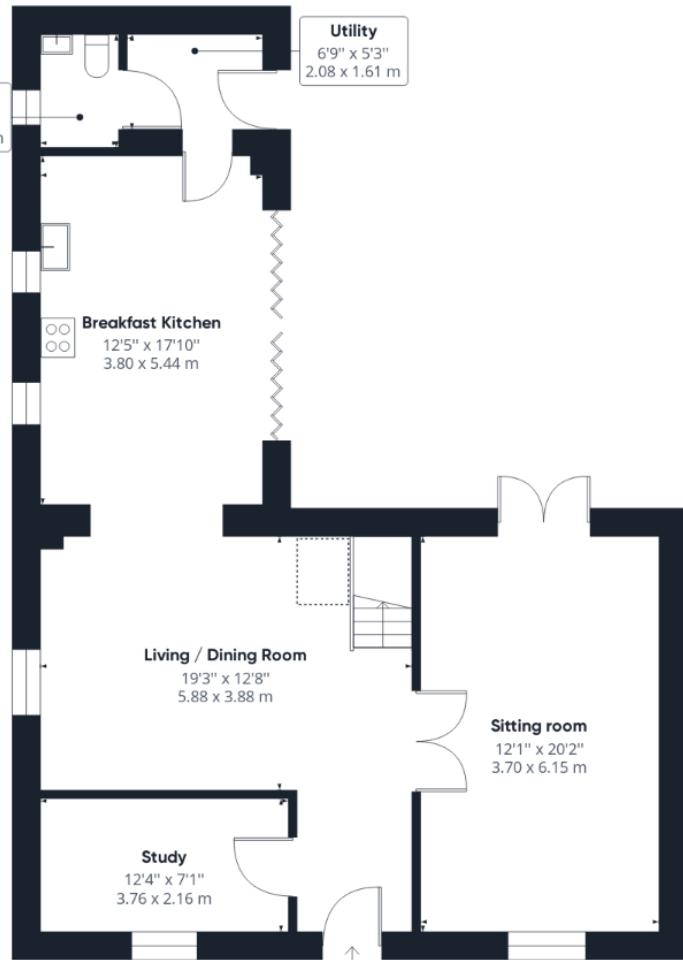
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Brochure prepared 29.8.2023







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