



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCastle



2 Horton Close
off Elmhirst Road, Horncastle, Lincolnshire. LN9 5FS

NEW BUILD

BELL



Plot 2- Elmhirst Road Development Horncastle

Plot 2 is a newly built bungalow, excellently appointed to a high specification, to a small development of similar properties in a town-edge position.

With three bedrooms, including master with en-suite shower room, the bungalow is set with an excellent reception space enjoying south-facing bifold doors to the rear and a vaulted ceiling, leading through to the generous kitchen-dining room with adjacent utility. A large detached garage will be accompanied by driveway parking, the garden laid to lawn and patio and offering significant outside space.

Built by reputable local builders, I J Building Contractors Ltd, with a gross internal floor area of over 1700 sq ft, the property benefits from an Air Source system, with underfloor heating contributing to excellent energy efficiency.

This development, situated to the northern end of Elmhirst Road alongside the property Elmlea Farm, will comprise six plots: two bungalows, four dormer bungalows.



ACCOMMODATION

Hallway having wood effect double glazed obscure entrance door with side panel alongside, wood effect floor, loft access hatch, ceiling spotlights and power points. Wood doors to storage space, bathroom and bedrooms, wood windowed door to:



Dining Kitchen having uPVC double glazed window and French doors to rear aspect; excellently appointed kitchen, with units to base and wall levels, and island with hob inset. Wood-fronted bank of units housing pantry cupboard, Neff double oven, warming tray and full height fridge with freezer compartment, integrated Neff dishwasher, sink and drainage furrows set to bevel edge worktop. There are feature lights over island, ceiling spotlights, over counter lights, TV point and power points. Wood effect flooring, wood windowed door to utility and wood glazed bi-fold doors to:

Living Room having uPVC double glazed bi-fold doors to rear, full height window to side aspect; vaulted ceiling with pair of feature lights, and spotlight fitting, wood effect flooring, TV point and power points.

Utility having uPVC double glazed window to side, door to rear aspect; a good range of storage units to base level and full height, plus drawers beneath bench seating with wooden board back. Composite sink and drainer set to square edge worktop with space and connections beneath for washing machine, integrated full height CDA freezer. Wood effect flooring, ceiling spotlights and power points. Built in airing cupboard housing the hot water cylinder and underfloor heating works

Bedroom 1 with uPVC double glazed window to front aspect; TV point, ceiling light and power points. Door to:

En-suite Shower Room with uPVC double glazed obscure window to side aspect; shower cubicle with tiled surround, monsoon and regular head over, wash hand basin set to storage unit and low level WC. Tiled floor, heated towel rail, light up mirror and ceiling spotlights.

Bathroom having uPVC double glazed obscure window to side aspect; panel bath with tiled surround, Shower cubicle with wood style surround, monsoon and regular head over, alcove shelf, wash hand basin set to vanity unit with light up mirror over and low level WC. Tiled floor, built in storage space, heated towel rail and ceiling spotlights.

Bedroom 3 with uPVC double glazed window to side aspect; TV point, ceiling light and power points.





Bedroom 2 with uPVC double glazed window to front aspect, TV point, ceiling light and power points. Door to:

En-suite Shower Room having uPVC double glazed obscure window to front aspect; shower cubicle with tiled surround, monsoon and regular head over, wash hand basin set to storage unit with light up mirror over and low level WC. Tiled floor, heated towel rail and ceiling spotlights.

OUTSIDE

The property will enjoy a large garden to the rear, fenced and south-facing, alongside the generous garden with electric door to the front, light, power and personnel door to the side.

There will be a paved path circling the property and extending out to a seating space off the rear. The property is complete with driveway parking.

East Lindsey District Council – Tax band: tbc

ENERGY PERFORMANCE RATING (SAP): 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

Tel: 01507 522222

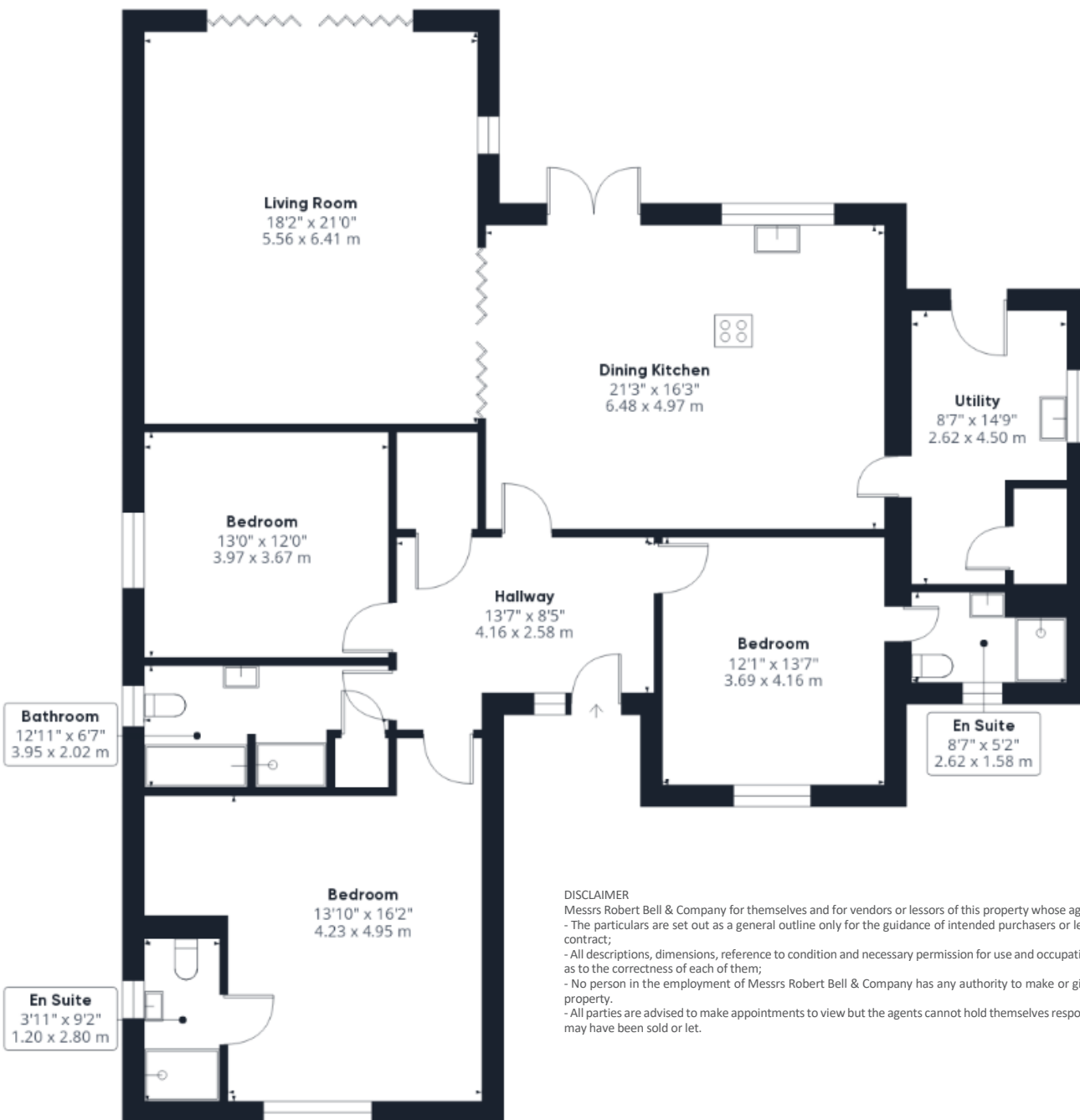
Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 22.04.2025



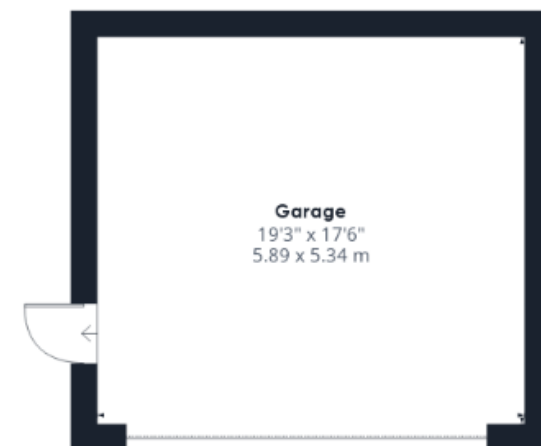




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Approximate total area⁽¹⁾

2103.92 ft²
195.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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