



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT  
IN HORNCastle



Gold Trusted  
Service Award  
2023 feefo



Aston Firs, 42 Halton Fenside,  
Halton Holegate, Spilsby. PE23 5BD

BELL



## 42 Halton Fenside, Halton Hlegate, Spilsby

Aston Firs is a unique, architect individually designed family home; providing versatile, spacious accommodation set to a half acre plot (sts). Located well back from the road, the property boasts sweeping lawn and attractive pond to the private side garden; a range of mature trees to the front and fabulous countryside views from the raised decking.

Laid out across three 'half' levels, the property provides large living room, dining room, kitchen and extraordinary conservatory to the middle floor; with four bedrooms and bathroom to the upper level and en-suite bedroom, utility, cloakroom and office to the lower level



### ACCOMMODATION

**Storm Porch** with uPVC double glazed entrance door with coloured glass decoration to:

**Entrance Hallway** with uPVC double glazed windows to front aspect; tiled floor, radiator and wall light. Arches to stairway and through to central hallway, itself open to:

**Living Room** having uPVC double glazed tall, wide window to front aspect; stone style fireplace with tiled hearth, electric burner-effect fire inset (connections remain in place for log burner), carpeted floor, radiators, TV point, wall and ceiling lights and power points. Open to dining room with uPVC double glazed bi-fold doors to:

**Conservatory** having uPVC triple glazed windows to all sides, including full height wall with gable end looking



across the pond and side garden; plus French doors to rear decking. Carpeted floor, underfloor heating, radiator. Electric heater, insulated roof and power points.

**Dining Room** having uPVC double glazed French door and matching full height side panels to rear, stepping out on to decking with a stunning outlook onto expansive arable fields; carpeted floor, radiator, wall and ceiling lights and power points. Wood single glazed doors to:

**Kitchen** having uPVC double glazed windows to rear aspect overlooking the breathtaking views of fields; a range of modern storage units to base and wall levels plus island, 1 1/2 bowl ceramic sink and drainer inset to square edge worktop, integrated dishwasher, fridge-freezer and microwave plus warming drawer, AEG double ovens, induction hob beneath extractor canopy. Carpeted floor, radiator, ceiling lights and power points.

Carpeted steps down to:

**Lower Hallway** with uPVC obscure double glazed door with matching full height wide panels to side; carpeted floor, radiators, wall and ceiling lights and power points. Door to storage space, doors to side lobby and to:

**En-Suite Bedroom** having uPVC double glazed full height windows and French doors to front; high level window to side aspect; sliding doors to built in wardrobe storage space, carpeted floor, electric heating plus 'fire' to wall, TV point, ceiling lights and power points. Door to:

**En-suite Shower Room** having uPVC obscure double glazed window to side aspect; walk in shower cubicle with electric shower over, pedestal wash hand basin and low level WC. Tiles to walls and floor, heated towel rail and ceiling lights.

**Side Lobby** with carpeted floor, radiator, ceiling light and power points. Arched obscure door to cloakroom, open arches to utility and to:

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





**Utility** having uPVC obscure double glazed patio door to rear aspect; built in storage units to wall level with space and connections beneath roll edge worktop for washing machine and dryer. Wood effect flooring, full height cupboard housing an A-rated mains pressure water cylinder, ceiling light and power points.

**Cloakroom** with uPVC obscure double glazed window to side aspect; low level WC, wash hand basin inset to storage unit, built in storage cupboard, carpeted floor and ceiling light.

Up carpeted stairs from Central Hallway to:

#### First Floor

**Landing** with uPVC triple glazed high level windows to side aspect; carpeted floor, radiator, wall lights and power points. Doors to bedrooms and bathroom.

**Master Bedroom** having uPVC double glazed French doors to Juliette balcony to front, window to front aspect; carpeted floor, radiator, ceiling lights and power points.

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

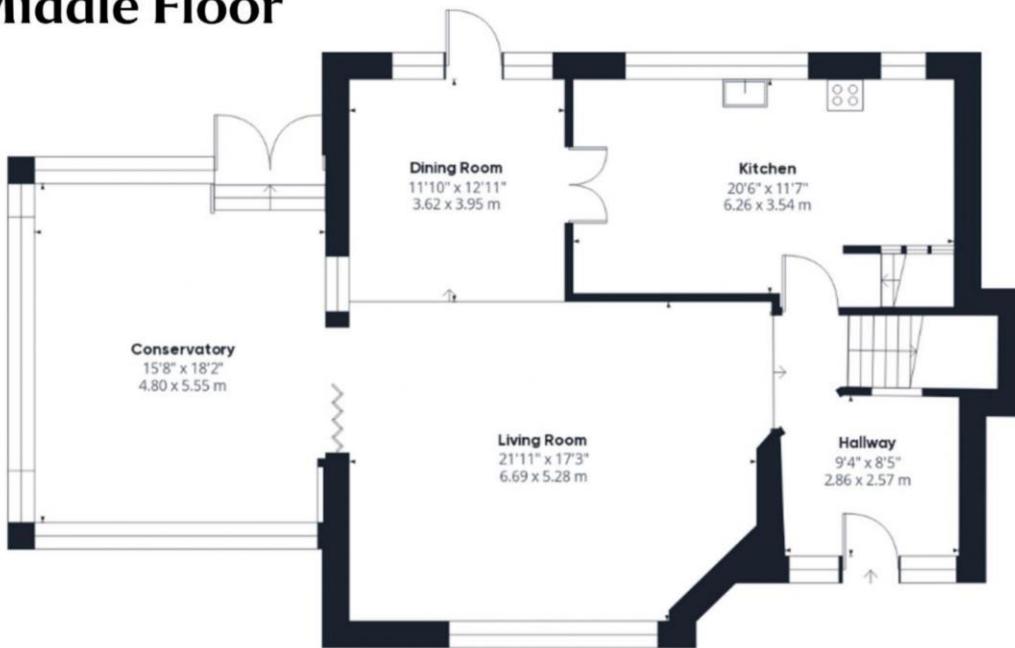
**Family Bathroom** having uPVC obscure double glazed window to side aspect; P shaped bath with shower over, tiled surround, walk in shower cubicle with tiled surround, pedestal wash hand basin with pair of storage units flanking, mirrored unit over and tiled backing and low level WC. Carpeted floor, heated towel rail, radiator, loft access hatch and inset ceiling spotlights.

**Bedroom** with uPVC double glazed French doors to Juliette balcony to rear aspect; carpeted floor, ceiling light and power points.

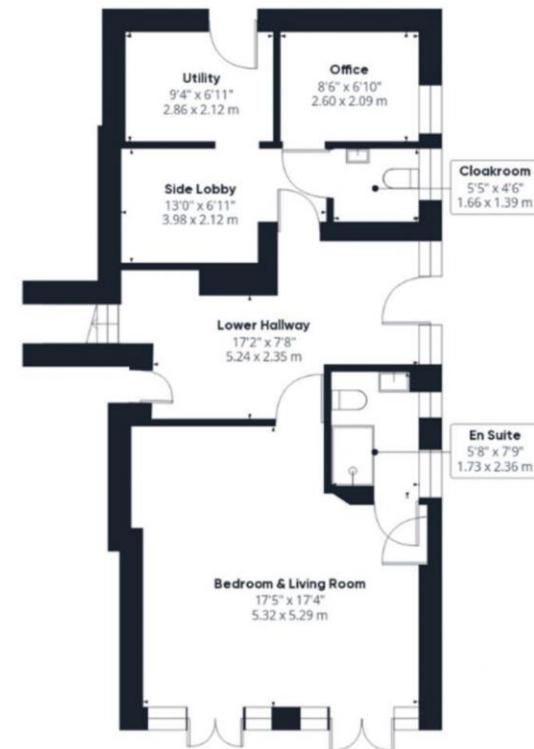
**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.



# Middle Floor



# Lower Floor



**BELL**

Approximate total area<sup>(1)</sup>

2876.04 ft<sup>2</sup>  
267.19 m<sup>2</sup>

# First Floor



(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.





## OUTSIDE

The property is discreetly located in private grounds of approximately 0.5 acre (sts); approached to the front up sweeping driveway between mature trees set to the generous lawns. The property is positioned to take advantage of all times during the day with sun decks and balconies to both the west and eastern elevations.

The grounds are predominantly laid to lawn with mature shrubs and trees, with the main lawn overlooking the ornamental fish pond. There is a storage area beneath the west deck, seating and dining areas to two levels with glazed panel surrounds and fabulous countryside views. A wide patio is set to the northern elevation with borders and the entrance door to the lower floor. There is a good size workshop, further shed, cold water tap and door leading to the utility room.

**Note:** The property has a series of solar panels, which earned in excess of £2,400 in 2023. The current rate per Kw is 71.85 pence.

East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: C

**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...

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Brochure prepared 13.6.2024



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