



Plot 8 Billy English Way
Horncastle, Lincolnshire

BELL
ROBERT BELL & COMPANY





Plot 8 Billy English Way

Under construction by respected local builders Shinn Developments Ltd, due for completion in Autumn 2022.

Plot 8 Billy English Way is a substantial four bedroom detached property (internal living space extending to 2,135 ft²) on a prestigious development of thirteen similarly attractive and spacious four and five bedroom family homes in a sought after residential area of the Georgian market town of Horncastle.

The internal accommodation comprises: hallway, living room, dining kitchen, utility, cloakroom to the ground floor with four bedrooms, one en suite, and bathroom to the first floor. The internal finishes will be of the highest standard, with luxury kitchen with fully fitted appliances and quality bathroom, cloakroom and en suite. Outside there is a detached double garage and off road parking.

DIRECTIONS

Leaving our Horncastle office, turn right onto Jubilee Way and continue along the A158. Turn left at the traffic lights onto West Street, take the first left after Bush Tyres onto Station Lane and then continue onto The Sidings. The development will be on the right where there will be a Robert Bell For Sale board.



ACCOMMODATION

Hall with stairs to first floor, wood door to Cloakroom; double doors to Living Room, Kitchen / Dining Room.

Kitchen / Dining Room (4.00 x 8.09 m) with door to utility, storage cupboard, double doors to rear to Garden Room.

Utility (2.20 x 3.40) with door to rear

Garden Room (4.57 x 5.17) with bi-folding doors to rear and side

Living Room (4.05 x 8.09) with bi folding doors to rear

Cloakroom (1.12 x 1.98)

First Floor Gallery Landing with doors to storage cupboard, further rooms, inc...

Master Bedroom (5.26 x 2.69) with door to En Suite

En Suite Shower Room (2.19 x 1.74)

Bedroom 3 (4.00 x 2.87)

Bedroom 4 (Max. 4.00 x 3.32)

Family Bathroom (3.40 x 2.70)

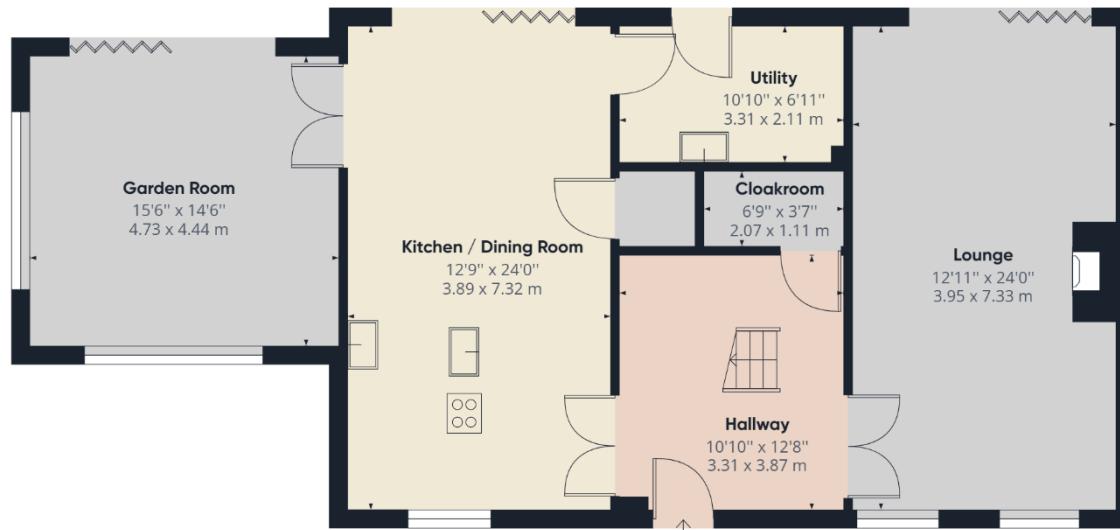
Bedroom 2 (4.05 x 3.48)

OUTSIDE

Private granite/gravel driveway with block paved entrances providing off road parking and leading to the detached double sized garage with two 2.5 metre sectional electric operated door. The rear garden is fully enclosed and will be laid to lawn with patio area and close boarded fencing and hedging.





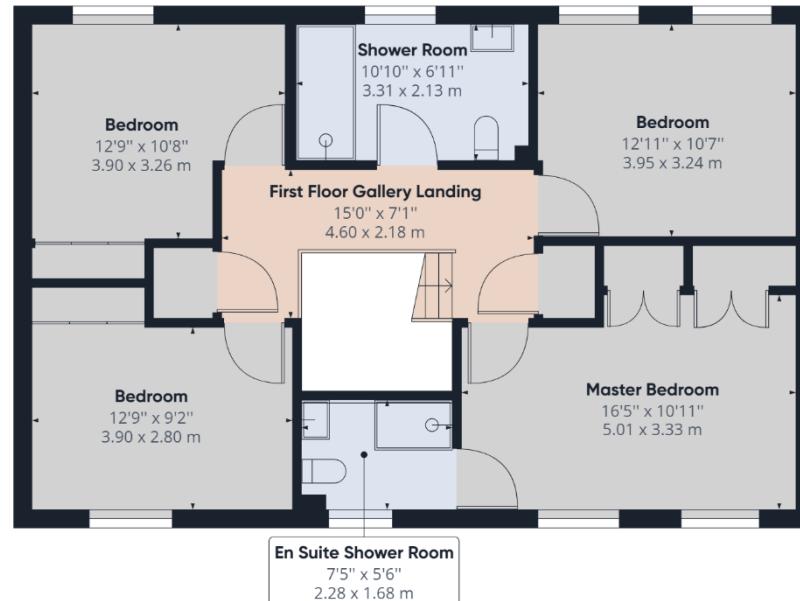


Ground Floor

Approximate total area⁽¹⁾

1976.54 ft²

183.63 m²



Floor 1

(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.



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. All measurements are approximate.

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 8.6.2022

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