

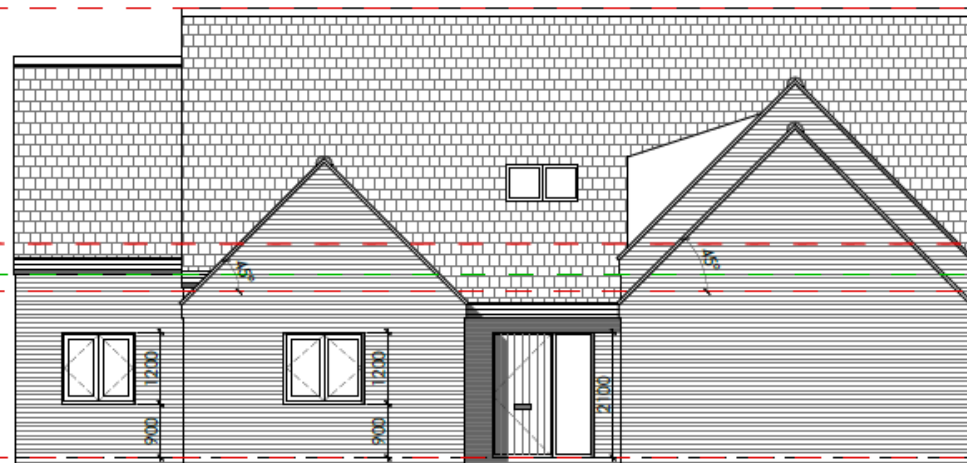


Plot 18, Adrian Shinn Way Development
1 Marmion Close, Horncastle, Lincolnshire. LN9 5FR

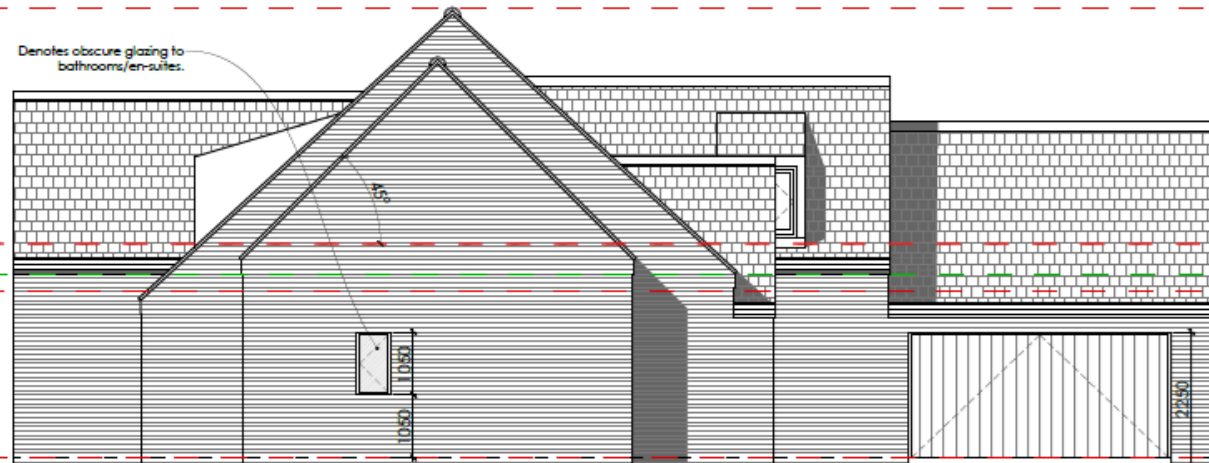
SJG Homes of Horncastle
Shinn, Jackson & Griffiths

BELL

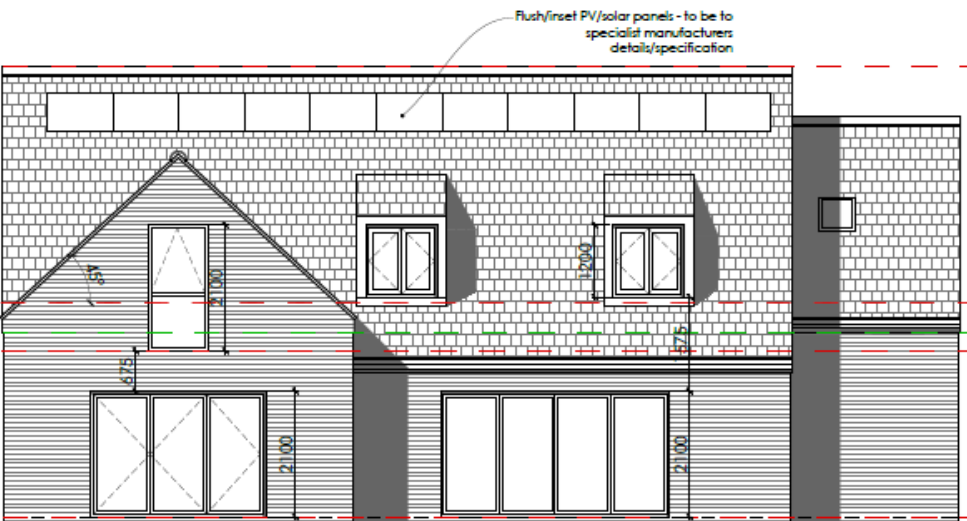
LAST 5 REMAINING



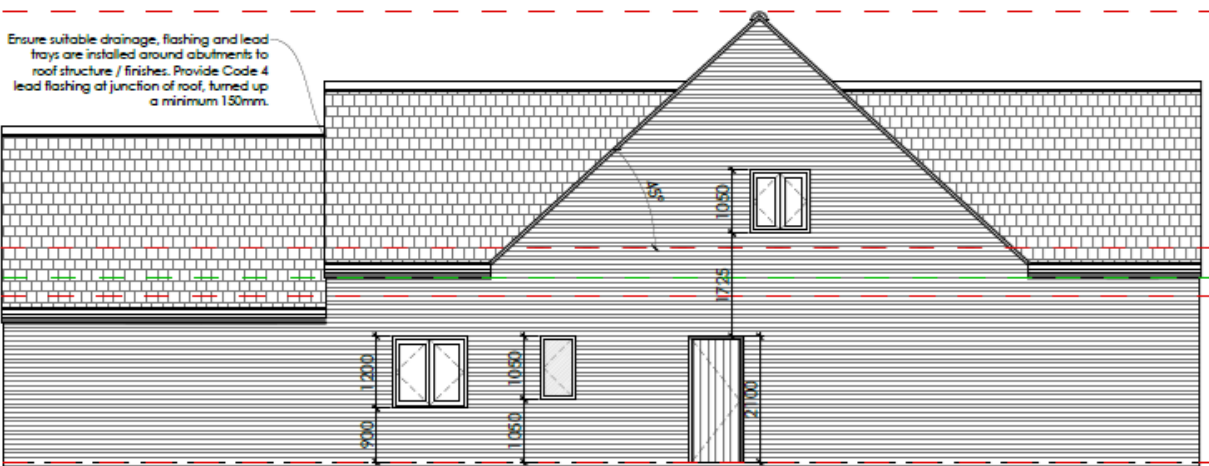
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



Last FEW Remaining

Phase 2 – 1 house, 4 dormers left

Built by respected local builders SJG Homes of Horncastle (Shinn, Jackson & Griffiths). A prestigious development of attractive, each unique, four & five bedroom dormer bungalows & family homes – with generous gardens and patios in a sought-after residential area of Horncastle.

The internal finishes are of the highest standard, with luxury kitchens (**individually designed and unique to each property**) boasting fully fitted appliances, and quality bathroom installations including two en suite shower rooms. Each has a double garage and off-road driveway parking for multiple vehicles.

The development comprised an initial 9 properties (all sales have now completed), with Phase 2 providing a further 16. As of September 2025; 5 remain on the market.

Features: oak veneer doors, generous allowances (dependent on stage of build at time of enquiry) for: fully equipped fitted kitchen, fully equipped bathrooms, tiling; Timber staircase with oak newels hand rails and glass insets.

Services: mains electricity, mains water and drainage (no mains gas) air source heating; underfloor heating to the ground floor, radiators to the first floor; **10 photovoltaic panels equating to nearly 5KW of energy being generated for the property.** Thus, adding to the homes eco- friendly credentials providing a top-tier energy-rated property (EPC A).



THE AREA

The well serviced market town of Horncastle benefits from amenities including supermarkets, bank, doctors surgery, post office, pharmacists, swimming pool and a wealth of other sports facilities plus an extensive range of local shops and cafes.

There are also excellent educational facilities including Horncastle Primary School (rated Outstanding by Ofsted), and a choice of secondary schools – Queen Elizabeth's Grammar School (Outstanding) or Banovallum Secondary School (good).

The country capital of Lincoln and coastal resort of Skegness lie 21 miles West & East respectively.

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 19.06.2025



PHOTOGRAPHS ON THIS AND THE PREVIOUS PAGE ARE OF PHASE I PROPERTIES, FOR EXAMPLE FINISH

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

Plot 18 Adrian Shinn Way (Phase 2)

Build due for completion: Early Spring 2026

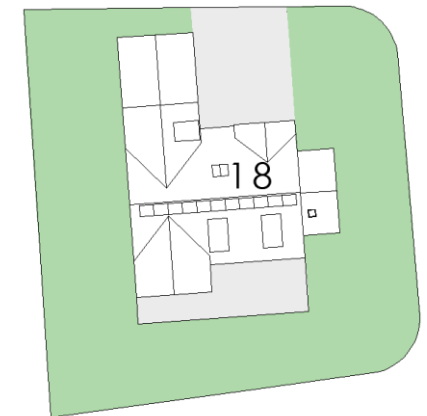
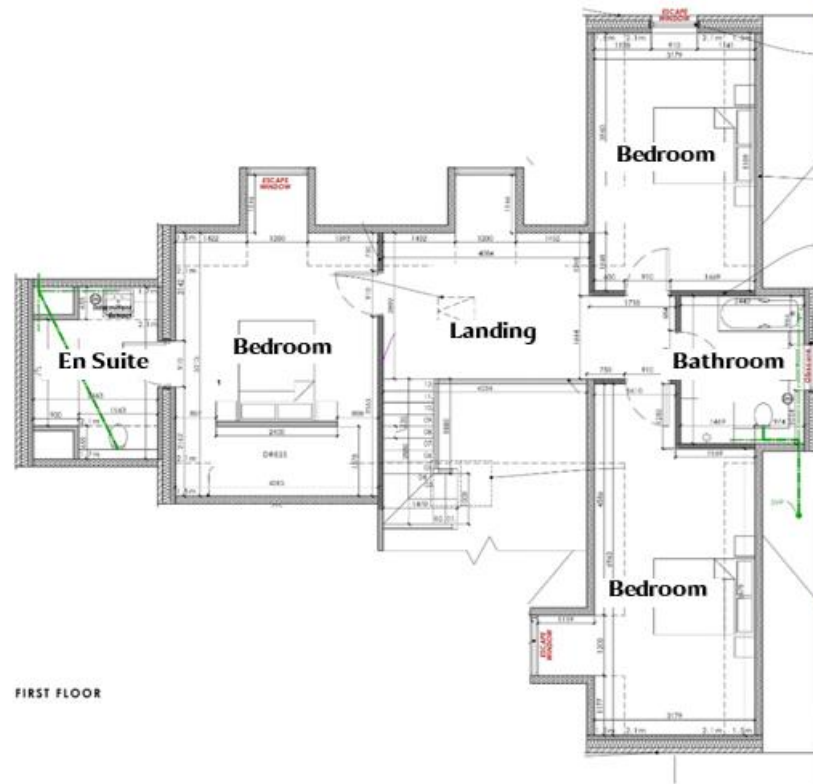
GIFA –

Ground Floor Internal Area : 185m² / 1990.6 Sq. Ft.

First Floor Internal Area : 97m² / 1043.7 Sq. Ft.

Total : 282m² / 3034.3 Sq. Ft

Garden Area: The impermeable/hard landscaping area of the plot totals 108 m² / 1162 Sq. Ft., The permeable/soft landscaping totals 520m² / 5595 Sq. Ft. This totals 628 m² / 6757 Sq. Ft.



Unique, Bespoke Kitchen to EVERY property



ON THE MARKET

Plot 14 · 13 Adrian Shinn Way, LN9 5FP

£595,950

4-bed family home

Plot 18 · 1 Marmion Close, LN9 5FR

£645,000

4-bed dormer bungalow

COMING SOON

Plot 19 · 6 Marmion Close, LN9 5FR

4-bed dormer bungalow

Plot 20 · 7 Marmion Close, LN9 5FR

4-bed dormer bungalow

Plot 21 · 8 Marmion Close, LN9 5FR

4-bed dormer bungalow

Adrian Shinn Way

By SJG Homes



PHASE 1

All Completed

PHASE 2

Completed or SSTC

On the Market or Coming Soon

BELL

BELL

Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
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www.robert-bell.org

