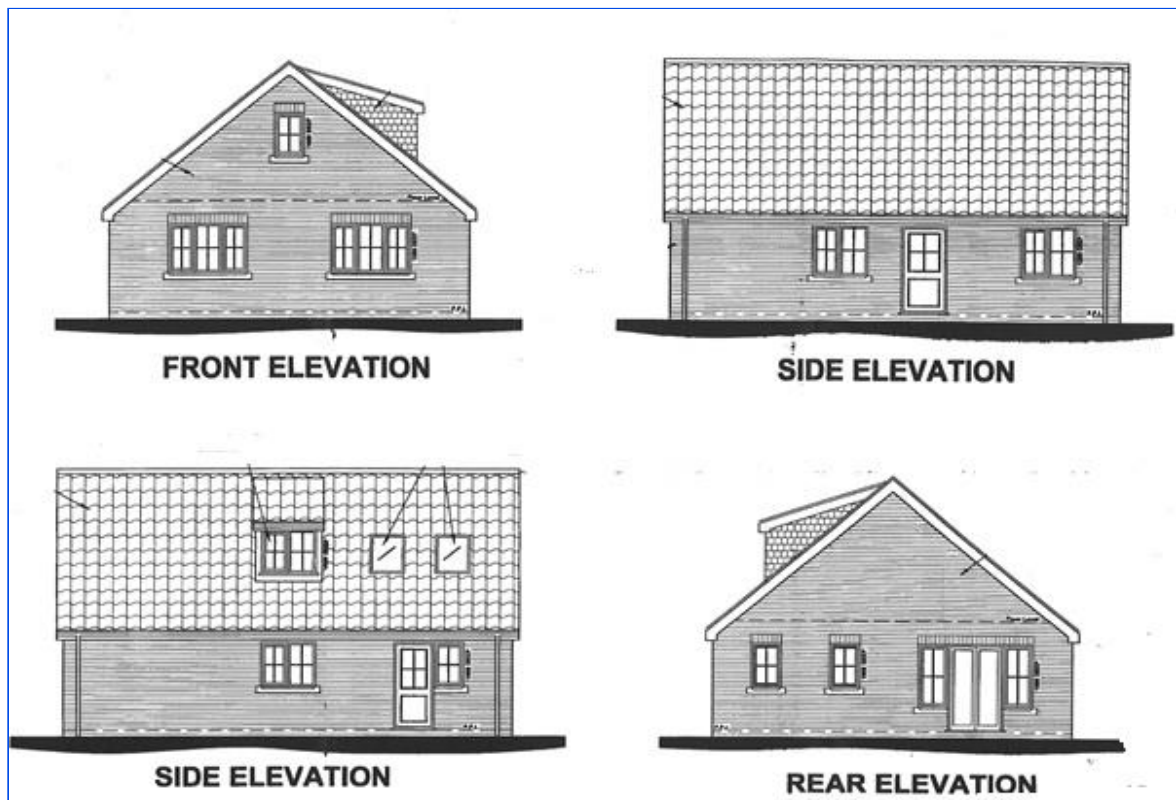


## *New Homes*



## **Plot 2 Lancaster Avenue, Horncastle**

A brand new development of four individually designed three and four bedroom dormer properties. This is the third property to be offered. Being built to a high specification and contemporary design with underfloor heating to the ground floor, en-suite to the master bedroom, separate utility and oak panelled internal doors.

The well designed internal accommodation comprises: entrance lobby, open plan kitchen diner, lounge, downstairs bedroom/family room, utility room and separate shower room to the ground floor. To the first floor there are two double bedrooms and a family bathroom. Outside there will be landscaped private gardens to both the front and rear and a brick built garage.

Early purchasers may be given the choice of kitchen and utility units and fittings, as well as the possibility to alter the internal layout. Please contact our Horncastle office for further information.

## Development

A small development currently being built by reputable family run building firm IJ Building Contractors. The development will comprise four detached three and four bedroom dormer bungalows of varying designs. Each will benefit from their own detached garage and private garden. It is rare that small developments of this nature become available.

## Location

The development is situated at the end of a quiet residential cul de sac on the northern side of Horncastle, being within walking distance for most people from the centre of the town.

The thriving market town of Horncastle nestles in the heart of Lincolnshire being close to the country capital and cathedral city of Lincoln whilst also being adjacent to the picturesque Lincolnshire Wolds, a designated 'Area of Outstanding Natural Beauty'.



*Market Place, Horncastle*



*Bridge Street, Horncastle*

Local amenities include a range of local shops and public houses, leisure centre with swimming pool, medical practice, dentist, post office and

schools including the high performing Queen Elizabeth's Grammar School.

## Description

Plot 2 is the third due to be constructed and will be built in an attractive red brick under a pantile roof with full mains services, gas fired central heating, underfloor heating to the ground floor and attractive cream upvc double glazed windows.

The property will be finished with a high quality fitted kitchen, matching utility and modern bath and shower room suites. There will also be oak panelled internal doors.

The gardens will be landscaped, hedged and fenced as appropriate.

## Accommodation

### Entrance Hall

**Entrance Lobby** Approx 12' 10 x 10' 02 (3.91m x 3.10m)

**Lounge** Approx 25' x 11' (7.62m x 3.35m)

**Kitchen Diner/Family Area** 14' 08 x 11' 02 (4.47m x 3.40m)

**Utility** 8' 08 x 7' 03 (2.64m x 2.21m)  
Having a separate side entrance door.

**Shower Room** 8' 08 x 4' (2.64m x 1.22m)

**Bedroom Three/Family Room** 13' 01 x 8' 08 (3.99m x 2.64m)

### First Floor Landing

**Bedroom One** 14' x 11' 11 (4.27m x 3.63m)  
Having sloping ceilings.

**Bedroom Two** 14' x 12' 07 (4.27m x 3.83m)  
Having sloping ceilings.

**Family Bathroom** 7' 07 x 6' 11 (2.31m x 2.11m)  
Having 3 piece suite.

## Outside

**Detached Garage** 18' 06 x 9' 04 (5.64m x 2.84m)

Built in brick under a pitched tiled roof.

**Utilities:** Full mains services of water, electricity, gas and drainage will be connected. With gas fired central heating.

*Please note all measurements have been taken from architects plans.*

**Notes:** The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

**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 appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY.  
Tel. 01507 522222; Fax. 01507 524444

Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

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

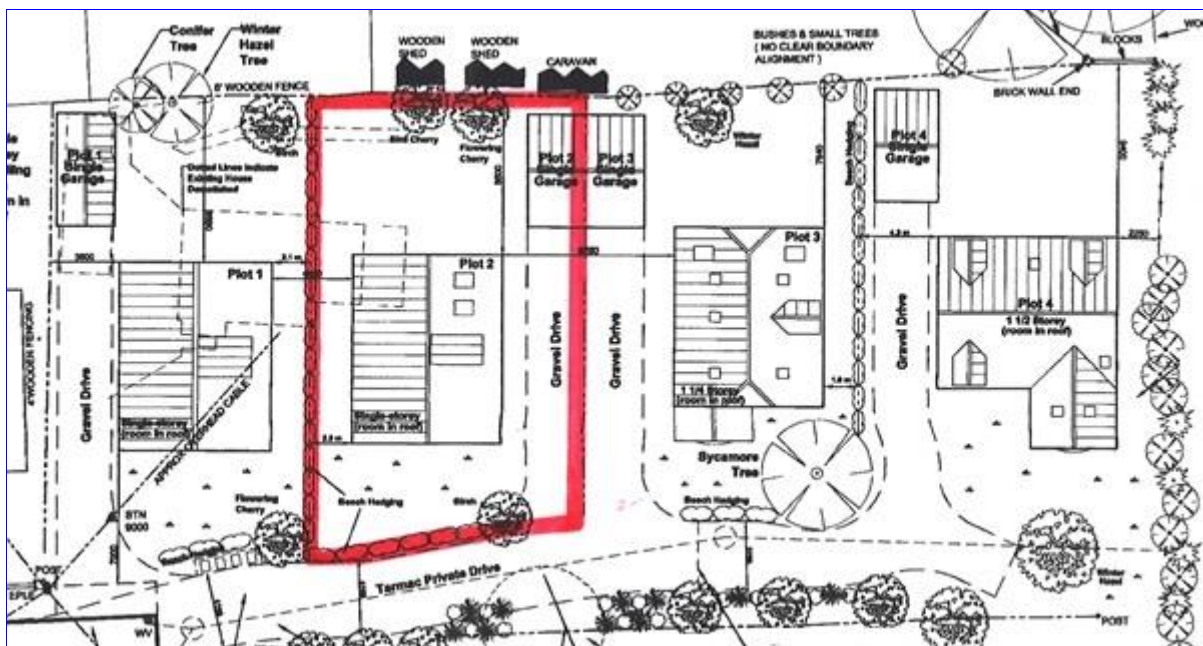
*These details were prepared on  
15 July 2015*

## **ENERGY PERFORMANCE**

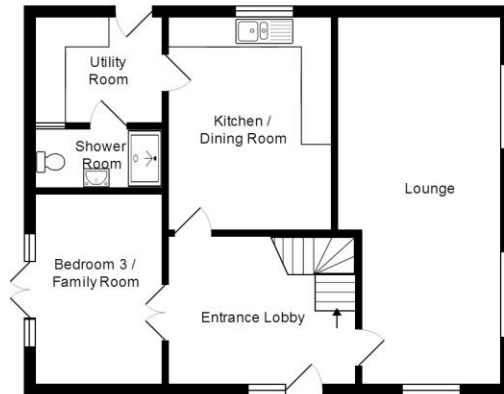
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on Carbon Dioxide (CO<sub>2</sub>) emissions.

*To be completed on receipt of SAP rating  
We are informed that the SAP Energy  
Rating is 83 and that the Environmental  
impact rating is 84.*

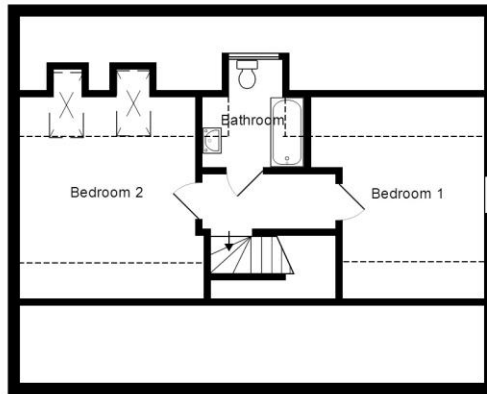
## **SITE PLAN**



## FLOORPLAN



Ground Floor



First Floor

Links2Lincs floor plans are for guide use only and should not be relied upon as decision making information.

### DISCLAIMER

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

- (i) 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;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Messrs Robert Bell and Company has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) 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.



*Chartered Surveyors, Auctioneers, Land & Estate Agents*

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