

New Homes



Plots 3 & 4 Narrow Lane, Belchford

An attractive and substantial pair of semi-detached houses currently under construction in the highly desirable Lincolnshire Wolds village of Belchford, being within a designated 'Area of Outstanding Natural Beauty.'

Plots 3 & 4 will form part of a small and exclusive development of only approx. 5 dwellings, each benefiting from large spacious gardens. The well designed internal accommodation of each residence extends to approx. 1400 square feet and briefly comprises three bedrooms with en-suite to the master, dining kitchen, lounge, utility, family bathroom and separate downstairs cloakroom.

It is rare that such substantial new build three bedroom semi-detached residences are available in such a sought after Wolds village location and with such generously sized gardens. The property will be finished to a high standard of internal fitment with quality integrated appliances and oak internal doors. This is an opportunity not to be missed. Each property will benefit from a 10 year NHBC warranty.

Freehold £199,950 each

Old Bank Chambers, Horncastle, Lincs LN9 5HY
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Website: www.robert-bell.org

Directions

From our Horncastle Office leave Horncastle on the Louth Road/A15. After 3.6 miles turn right towards Belchford. Enter Belchford and continue through the village on main road past the Bluebell public house and restaurant. Turn right onto Fulleby Road. At the junction turn left onto Narrow Lane and the development can be found immediately on the left hand side.

Location and History

The much sought after village of Belchford is situated in the heart of the Lincolnshire Wolds, being a designated 'Area of Outstanding Natural Beauty.' The village is surrounded by beautiful rolling countryside and is situated along the nationally recognised 'Viking Way,' a historic long distance footpath which runs from the Humber in the North to Rutland in the South.

The Blue Bell Inn has been trading for hundreds of years and is now well known locally for its restaurant as well as the friendly pub.

Belchford is also home to the Belchford Downhill Challenge, a successful soapbox cart race which brings entries from all over the country, a Summer Ball, Flower Festival and Gala and Produce Show.

A wider selection of facilities and amenities can be found just a short drive away in the vibrant market towns of both Louth and Horncastle, which are approx. 11 and 5 miles respectively.

Fittings and Finish

The property will be finished to a high standard with an attractive modern farmhouse style kitchen with integrated appliances including fridge freezer, dishwasher, electric hob, extractor and double oven. Please see the example photo for the style. Modern white bath and shower room suites will be fitted. An allowance of £1,000 will be given to choose a multi fuel stove.

Separate detached garages built in matching brick and pan-tiles can also be built upon request if required for an additional price.

Accommodation

Ground Floor

Entrance hall, lounge, dining kitchen, utility and cloakroom.

First Floor

Landing, three bedrooms, en-suite to master and family bathroom,



EXAMPLE KITCHEN STYLE (NOT ACTUAL LAYOUT)



Oak internal doors

These are example photographs and for reference purposes only. These fittings are not in situ at this property.

Outside

Large garden with driveway and turning area.

Utilities: Mains services of electricity, water and drainage are to be connected. With oil fired central heating, uPVC double glazing and solar panels for hot water.

SAP Rating:

Plots 3 & 4 – 86

Environmental Impact Rating:

Plot 3 – 85

Plot 4 – 84

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

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

**These details were prepared on
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ROBERT BELL & COMPANY
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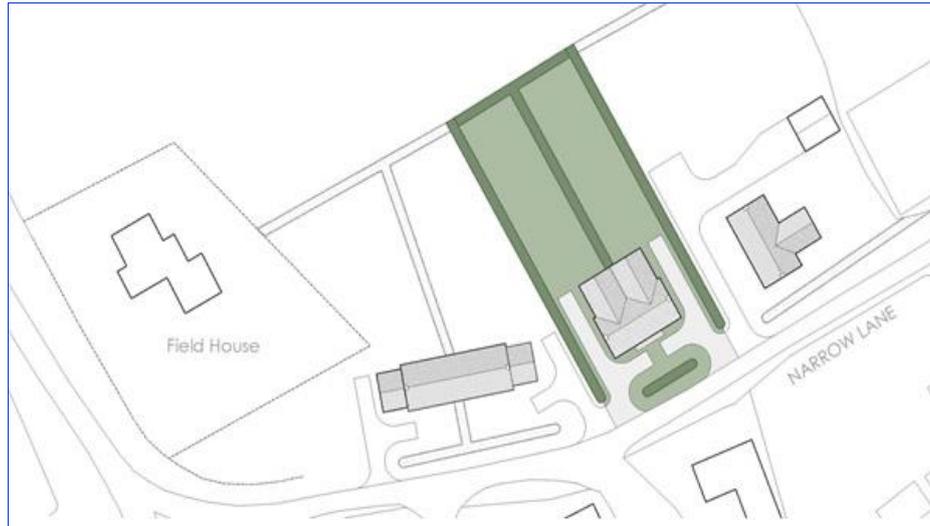
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Site plan



Floorplan



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