

BELL



**1 ALMS HOUSES,
Hemingby, Horncastle**

 2  1  1  D

£1 Per Month

- A RESIDENCE AVAILABLE FOR PERSONS IN NEED OF GOOD CHARACTER
- FOR A PERSON OR PERSONS WHO ARE RESIDENT IN THE COUNTY OF LINCOLNSHIRE
- CONTACT ROBERT BELL AND COMPANY, OLD BANK CHAMBERS, HORNCASTLE, LN9 5HY
- CONTACT MR RLH BELL OR MRS H WALLIS
- IN THE PARISH OF HEMINGBY
- FOR A PERSON OR PERSONS OF NOT LESS THAN 50 YEARS OF AGE
- APPLICATION FOR APPOINTMENT MUST BE MADE IN WRITING
- EXPECTED RESIDENCY BY END OF AUGUST/ BEGINNING OF SEPTEMBER 2026
- ON BEHALF OF THE JANE DYMOKE NON- EDUCATIONAL CHARITY



A LISTED GRADE II ALMSHOUSE
THERE IS NO MAINTENANCE CONTRIBUTION REQUIRED AT THE MOMENT BUT MAYBE REQUIRED
IN THE FUTURE.

KITCHEN - recently fitted with base units to worktops, wall cupboards, inset single drainer stainless steel sink unit, integral electric oven and hob. LOUNGE dual aspect with log burner with period style inset and wooden over mantle. SHOWER ROOM with wc, washbowl and electric shower.

To the first floor BEDROOM 1 double, BEDROOM 2 double, BATH/SHOWER ROOM with white suite of wc and washbowl.

OIL FIRED CENTRAL HEATING, SECONDARY GLAZING, RECENT CARPETS, RECENTLY DECORATED.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Horncastle Lettings

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