



The Burrows

West Lane, Haltham, Horncastle, Lincolnshire LN9 6JG

£375,000

BELL



The Burrows

West Lane, Haltham LN9 6JG

Lincoln – 23 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 16 miles

Horncastle – 4 miles

Woodhall Spa – 4 miles

(Distances are approximate)

The Burrows is an exceptionally well-presented, three-bedroom detached bungalow, occupying a generous plot to the end of a no-through road with large rear garden enjoying open field views to the South and East. Complete with ample driveway parking for multiple vehicles, a large garage and side parking area ideal for motorhome or similar, the property will suit a range of potential purchasers. The town of Horncastle and well-serviced neighbouring villages of Coningsby and Tattershall are within close proximity.

Accommodation comprises: a large, front-facing lounge; open breakfast kitchen with adjacent utility and internal access to the garage, family bathroom and three bedrooms including master with en-suite shower room.



Hallway

Having composite double glazed obscured door to front and window alongside. There is a radiator, loft access hatch and wooden doors to storage space and accommodation.

Lounge 18' 1" x 12' 5" (5.51m x 3.78m)

With uPVC double glazed bay window to front and having lights to wall, log burning stove on tiled stand with oak overmantel, multiple power points and radiator.



Breakfast Kitchen 20' 2" x 12' 5" (6.14m x 3.78m)

Having uPVC double glazed window to rear and French doors to rear. There is a sink and drainer to roll edge worktop surface, modern units to base and wall levels; Hotpoint oven, induction hob, extractor canopy and integrated dishwasher and fridge-freezer. There is wood effect flooring, radiator and open archway to utility.

Utility Room 9' 8" x 6' 2" (2.94m x 1.88m)

With uPVC double glazed obscured door to rear and window to rear. There is storage units to base and wall levels, sink and drainer to roll edge worktop and space and connection for under counter washing machine. There is wood effect flooring, radiator and wooden door to garage.

Bathroom 9' 0" x 5' 9" (2.74m x 1.75m)

Having uPVC double glazed obscured window to rear and having low-level WC, hand wash basin to storage unit and P shaped bath with monsoon and regular heads over. There is a heated towel rail and tiles to walls and floor.

Bedroom 1 12' 8" x 11' 0" (3.86m x 3.35m)

With uPVC double glazed window to rear, radiator and multiple power points.

En-Suite 11' 0" x 4' 0" (3.35m x 1.22m)

Having uPVC double glazed obscured window to rear and having low-level WC, hand wash basin to storage and shower cubicle with tiled surround. There is a radiator and wood effect flooring.

Bedroom 2 12' 6" x 10' 0" (3.81m x 3.05m)

With uPVC double glazed window to front, radiator and multiple power points.

Bedroom 3 10' 0" x 8' 10" (3.05m x 2.69m)

Having uPVC double glazed window to front, radiator and multiple power points.





Outside

The property is located to the end of West Lane, approached over a wide driveway with turnaround space and continuing to the garage. The front garden is laid to lawn with mature trees; being bisected by a paved path which leads to the front door. Gates down the side ensure a child and pet friendly, secure rear space while vehicle gates access a large, gravelled parking or storage area ideal for motorhome or similar.

The rear garden is also laid to lawn, with a wealth of mature flower beds and trees including a series of fruits. Enjoying open field views to the South and West, the garden has a series of paved patio seating areas, a well-presented **Summer House 11' 10" x 9' 8" (3.60m x 2.94m)** and a large, covered timber decking.

Garage 17' 3" x 9' 5" (5.25m x 2.87m)

With up and over door and lights to front and wood effect flooring.

Further Information

Mains' water and electricity. Oil fired central heating. UPVC double glazing. Drains to a private system.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = D

EPC RATING = D

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 Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

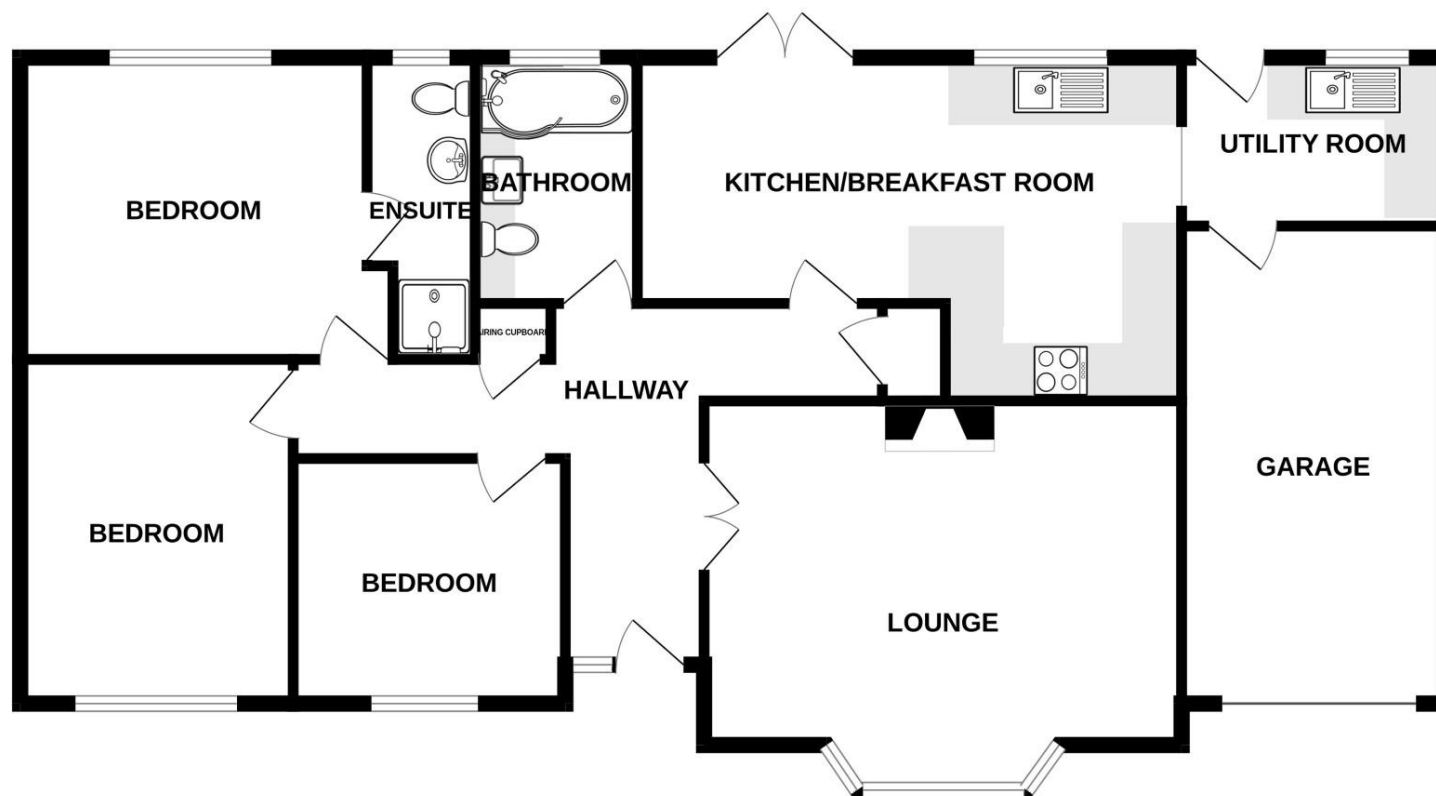
Email: woodhallspa@robert-bell.org

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

Brochure prepared 11.08.2026



GROUND FLOOR
1245 sq.ft. (115.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1245 sq.ft. (115.6 sq.m.) approx.

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