



## Plot 3 Warner Drive, Horncastle, Lincolnshire, LN9 6RP

# BELL

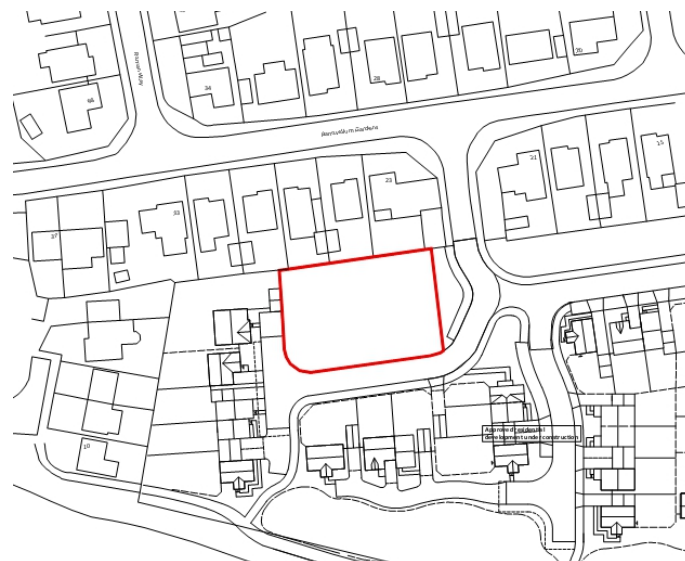
### The Development

Located in a quiet cul-de-sac within a highly sought-after residential development. This attractive, detached family home offers spacious ground floor living accommodation, along with two generously sized double bedrooms (including master bedroom with en-suite).

The property benefits from a cost-effective air source heat pump heating system and underfloor heating throughout. Additional benefits include beautiful landscaped garden and private parking to the front. This property combines comfort, space, and prime location - perfect for modern family living.

### The Properties

Finished to high modern standards and built to current regulations with a 10-year building warranty. The properties feature air source heat pumps with underfloor heating throughout, and electric vehicle charging points. Externally, they are constructed with buff facing brick under grey roof tiles, with stylish agate grey uPVC windows and doors, anthracite grey soffits and fascias.



# Plot 3 Warner Drive

## Internal Specifications (choices available if purchased prior to September 25)

- Modern Kitchens with integrated appliances which include Induction hob, double oven, extractor fan, dishwasher and fridge/freezer. Space for washing machine.
- Pull-out mixer tap
- Spacious living area with aluminium-framed bifold doors
- Composite front door
- Contemporary bathrooms and thermostatic showers, heated towel rails and quality tiling
- En-suites to Principle Bedrooms with large walk-in shower with chrome fittings
- Luxury Vinyl Tile flooring in hallways, kitchen, bathrooms and en-suites
- Fire detection alarm system

## Bathrooms & En-suites

Bathrooms offer modern three-piece suites with a bath, chrome mixer tap, thermostatic shower, glass screen, heated towel rail and stylish tiling.

Ensuites feature large walk-in shower trays with chrome pivot doors and thermostatic showers, white two-piece suites, heated towel rails and stylish tiling.

## Outside

- Block-paved driveways and paved paths
- Lawned & landscaped front garden
- External electric vehicle charging point

## Dimensions

Living-dining room:	17' x 12'6"
Kitchen:	9' x 11'4" (maximum)
Bedroom 1:	3'6" x 14' 9" reducing to 9'10"
Ensuite:	9'5" x 4'9"
Bedroom 2:	13'6" x 9' 10"
Bathroom:	9'10" x 6'8" (maximum)

## The Area

Horncastle is a Georgian market town equidistant to Lincoln & Lincolnshire coast (21 miles to the West and East respectively), with the Lincolnshire Wolds, Area of Outstanding Natural Beauty nearby, accessed on foot up the Viking Way walking path which runs through the town. A full range of services and amenities, including supermarket, doctors' surgery, a range of independent shops and eateries; schooling including the prestigious Queen Elizabeth's Grammar School; are within walking distance for most.

**Access** - The properties are accessed directly off Warner Drive, which is an adopted Highway.

**Services** - Mains water, electricity, and drainage. 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.

## Images and Plans

The images, plans and measurements contained in these sales particulars are intended for guidance only. They are based on the architects' drawings so should not be fully relied upon by potential purchasers. Any plan in these particulars is purely presented as a guide and all boundaries and areas will require further verification. The agents refer prospective purchasers to the vendors solicitors regarding these matters.

**Completion: Winter 2025.**

**East Lindsey District Council – Tax band: B**

**Energy Performance Rating (SAP): tbc.**

**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 30.06.2025

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