



40 Prospect Street
Horncastle, Lincolnshire, LN9 5BA



40 Prospect Street, Horncastle



A substantial four-bedroom family home occupying a generous, mature plot extending to over a third of an acre (sts), ideally situated within walking distance of Horncastle's amenities and secondary schools. Significantly extended over time, the property offers spacious and versatile accommodation well suited to modern family living; including an impressive open-plan Living/Dining/Kitchen at the rear with direct access to the garden.

Additional, front, reception rooms provide excellent flexibility for families, home working or entertaining, while two of the four bedrooms provide en suite facilities.

Outside, the property benefits from a driveway providing ample parking space for multiple vehicles and leading to a detached garage/outbuilding. The mature gardens are another attractive feature, combining lawns, established plants, seating areas and trees to create a varied, private, tranquil, setting to enjoy.



ACCOMMODATION

A hardwood entrance door opens into a welcoming **Hallway**, with wood-effect flooring and internal doors leading to the principal reception rooms.

Lounge – a comfortable and inviting reception room to the front of the property, featuring fitted carpet and a pleasant, Westerly outlook.



Snug – an additional, versatile reception room with front aspect window, wood-effect flooring – ideal as a snug, study or playroom.

Open-Plan Living/Dining/Kitchen – the heart of the home, this impressive open-plan space provides excellent day-to-day family/entertaining space, with patio doors opening to the rear garden. The kitchen is fitted with a range of base and wall units, a Zanussi hob, Caple oven, integrated Bosch dishwasher, fridge and freezer, together with generous worktop space. Adjoining dining and seating areas create a sociable and flexible living environment.

Utility – a practical space with ceramic tiled flooring, Butlers sink, additional storage units and space for appliances. An open doorway leads to a substantial **Walk-In Store** housing boiler; a wooden sliding door leads to the **Cloakroom**: fitted with W/C and pedestal sink.

A carpeted staircase rises to the **First Floor Landing** – a spacious area with access to bedrooms, family bathroom and linen cupboard.

Principal Bedroom Suite - a generous dual-aspect bedroom enjoying attractive views over the garden, creating a light and peaceful ambience. Features wood flooring and access to a spacious **En Suite Shower Room**, with W/C, wash basin set within storage unit, electric shower, heated towel rail and tiled surround.



Bedroom Two- a comfortable double bedroom with carpet, and access to an **En Suite Shower Room** comprising W/C, pedestal wash basin, corner shower cubicle with tiled surround.

Bedroom Three – a further well-proportioned bedroom with solid wood flooring and **Bedroom Four** – additional bedroom with side aspect window and flooring; plus **Family Bathroom** with W/C, pedestal wash basin, bidet, P-shaped bath with shower over and tiled surround – complete the first floor.



Outside

The property benefits from a driveway leading through gates to ample parking and a detached brick garage/outbuilding.

A highlight of the property is its mature gardens, which combine paved and gravelled seating areas with established flower beds, lawns, trees and hedged boundaries to create a private and tranquil setting. The gardens extend through a variety of spaces, including a further natural garden area to the rear; offering excellent versatility for families, gardening enthusiasts or those seeking outdoor space and privacy.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING:C

Mains water, electric and drainage. Gas fired central heating

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 Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222; Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

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Approximate total area⁽¹⁾

1566 ft²

145.5 m²

Reduced headroom

11 ft²

1 m²

Cloakroom
2'10" x 6'3"
0.88 x 1.91 m

Utility
7'7" x 6'2"
2.33 x 1.90 m

Walk-In Store
10'11" x 5'4"
3.35 x 1.65 m

Hallway
4'8" x 18'9"
1.44 x 5.74 m

Lounge
10'9" x 12'4"
3.30 x 3.76 m

Snug
9'7" x 12'3"
2.94 x 3.76 m

Living / Dining / Kitchen
14'3" x 21'5"
4.35 x 6.54 m

En Suite
4'10" x 5'5"
1.50 x 1.65 m

Bedroom
14'2" x 14'9"
4.33 x 4.51 m

Bedroom
9'8" x 8'10"
2.96 x 2.71 m

Bathroom
10'8" x 5'5"
3.26 x 1.67 m

Bedroom
10'10" x 12'6"
3.33 x 3.82 m

Bedroom
9'5" x 12'5"
2.89 x 3.80 m

En Suite
4'10" x 5'8"
1.48 x 1.75 m

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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