



44, Carlisle Gardens
Horncastle, LN9 5LP

BELL



44 Carlisle Gardens is a spacious, detached, three (double) bedroom bungalow located to a popular no-through development towards the North-Eastern edge of Horncastle. Enjoying versatile, well-presented accommodation throughout, the property boasts modern kitchen and bathroom fittings and occupies a generous plot with large, South-West facing, rear garden; garage plus rear 'shed'/store suitable for motorbikes or similar.

Accommodation comprises: a large, front-facing Lounge, with folding doors through to dining room which accesses both the garden room and breakfast kitchen. A utility and cloakroom are to the rear, while the hallway continues down the side to access all three bedrooms (including master with en suite) and the family bathroom.

A full range of services and amenities are within walking distance for most, with 'cut-through' paths leading into the centre of this Georgian market town past the well-respected Primary School. Public transport links emanating from the market place and Jubilee Way link the town to the East Coast, and the city of Lincoln.

ACCOMMODATION

Hallway

With composite door to front and obscured full height window alongside. Wood effect flooring, glazed door to hallway: with lights to ceiling, radiator, wood effect flooring, multiple power points. Loft access hatch, wood doors to storage cupboards and accommodation.

Lounge

With uPVC double glazed bay window to front, lights to ceiling. Tv point, multiple power points, carpet, radiator, fire to stone style surround. Folding doors to dining room.





Dining Room

With light to ceiling, carpet, radiator, multiple power points. Wood door to kitchen, uPVC double glazed French doors to garden room.

Garden Room

With uPVC double glazed windows to sides and rear, French doors to side. Lights to ceiling, radiator, multiple power points, wood effect flooring.

Kitchen

With uPVC double glazed window to rear, lights to ceiling. Excellent range of modern units to base and wall levels. 1 1/2 sink and drainer to roll edge worktop; Neff oven and Bosch grill plus Bosch induction hob, beneath extractor canopy. Space and connections for under counter dishwasher; upright fridge-freezer. Radiator, tiled flooring, wood door to utility and pantry cupboard.

Utility

With uPVC double glazed window to rear, obscured composite door to side. Light to ceiling, storage units to base and wall levels. Sink and drainer to roll edge worktop, space and connections beneath for washing machine and dryer. Radiator, tiled flooring. Wood door to cloakroom.

Cloakroom

With light to ceiling, low level wc, hand wash basin to storage unit. Radiator, wood effect flooring.

Bathroom

uPVC double glazed obscure window to rear, light to ceiling. Low level wc, hand wash basin to storage unit with roll edge worktop above. Walk in shower cubicle with monsoon and regular heads over, board surround. Heated towel rail, tiles to walls, wood effect flooring.

Bedroom 1

With uPVC double glazed window to rear, light to ceiling. Built in wardrobe storage space with cupboards above, radiator, multiple power points, carpet. Wood door to en suite shower room.

En Suite

With uPVC double glazed obscure window to rear, light to ceiling. Low level wc, hand wash basin to storage unit. Shower cubicle, radiator, tiled walls, wood effect flooring.





Bedroom 2

With uPVC double glazed window to front, light to ceiling. Radiator, carpet, multiple power points. Mirrored sliding doors to built in wardrobe storage space.

Bedroom 3

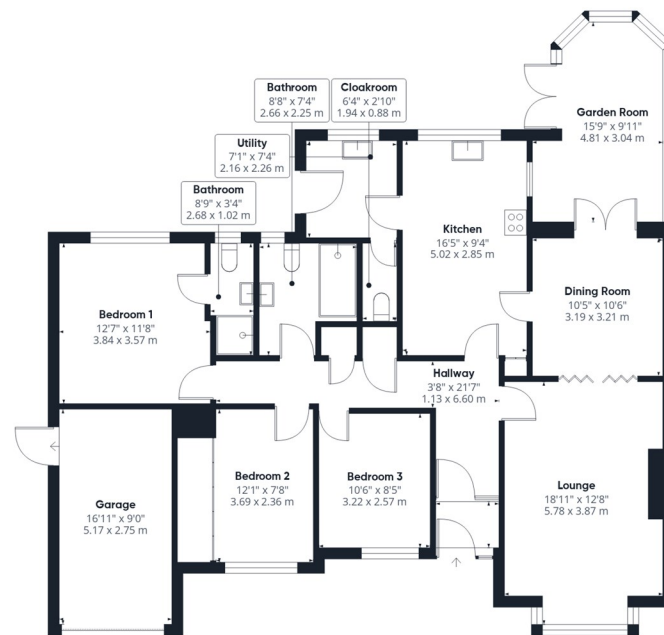
With uPVC double glazed window to front, light to ceiling. Radiator, carpet, multiple power points.

Outside

The property is approached to the front up a rubberised drive leading to the single garage. A path continues from the drive to the front door; with the East-facing garden at the front laid to low maintenance gravel with brick edged, stone chipped beds hosting a mature tree and shrub. Down the side is a grassed verge space, and access through double gates to the rear, with a wide concreted path ideal for motorbikes or bicycles spanning the rear to the large shed/store.

The rear garden is laid to lawn with large, gravelled, beds to either side; paved patio seating space and a brick edge raised plant box. Timber fencing and side gates ensure a child and pet friendly space, which enjoys sun from mid morning and throughout the day.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1562 ft²

145 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



COUNCIL TAX: – Tax band: D

ENERGY PERFORMANCE 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 Horncastle Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

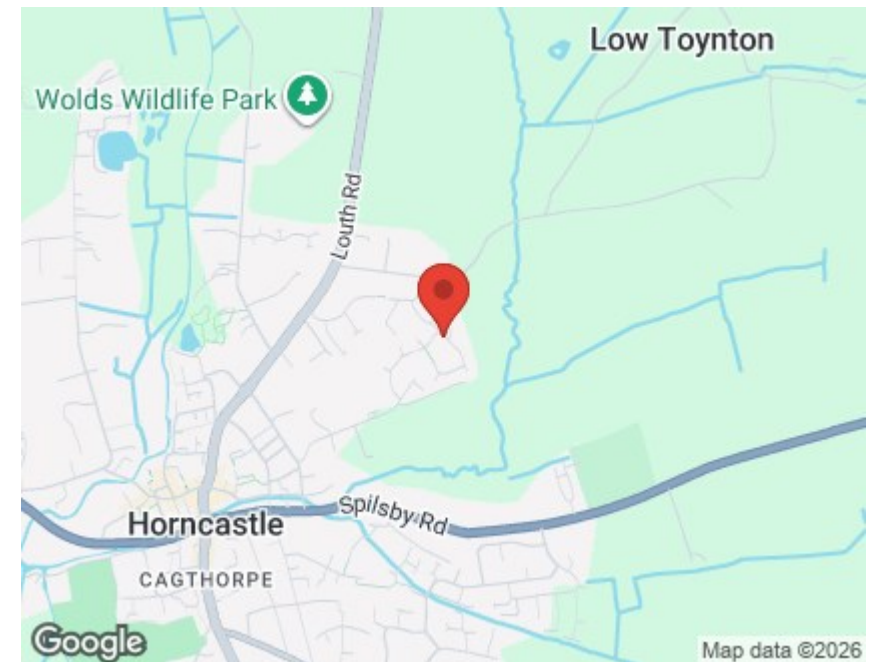
Website: www.robert-bell.org

Brochure prepared: 9th July 2026

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Bull Ring, Horncastle, LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

www.robert-bell.org

