



**65 Louth Road**  
Horncastle, Lincolnshire. LN9

**BELL**



## 65 Louth Road Horncastle

65 Louth Road is an excellently presented, detached bungalow occupying a generous plot with front; initial and further rear garden spaces. Laid out with versatile accommodation, including an annex ideal for multi generational living, the property will suit a range of potential purchasers. Within walking distance for most are the full range of services, amenities and schooling (including the prestigious Queen Elizabeth's Grammar) Horncastle has to offer.

Accommodation comprises: entrance porch, L-shaped hallway, master bedroom with en suite shower room, lounge leading through to dining kitchen plus utility; bedroom and bathroom to the initial space with one-bedroom annex boasting a large lounge, alongside breakfast kitchen and shower room. There is a single garage and adjacent car port.

### ACCOMMODATION

**Entrance Porch** with uPVC double glazed front entrance door, uPVC double glazed full height windows to front, wood effect flooring and ceiling light. uPVC double glazed obscure door with matching opening side panel to:

**Hallway** with carpeted floor, radiator, built in storage space and ceiling light. Doors to accommodation and double doors to:

**Master Bedroom** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

**En-suite Shower Room** having uPVC double glazed obscure window to front aspect; shower cubicle, wash hand basin and low level WC. Vinyl flooring, heated towel rail, wall tiles and ceiling light.





**Lounge** having uPVC double glazed sliding door to rear aspect; wall mounted electric fire, carpeted floor, radiator, wall and ceiling lights and power points. Doors to:

**Dining Kitchen** having uPVC double glazed sliding doors to rear, window to rear aspect; modern units to base and wall levels, 1 1/2 bowl sink and drainer to roll edge worktop, Zanussi oven, ceramic hob, integrated fridge. Tile effect flooring, radiator, TV point, ceiling lights and power points. Door to:

**Utility** having storage units to base and wall levels, sink and drainer to roll edge worktop with space and connection for upright fridge-freezer; under counter washing machine, dryer and dishwasher. Tile effect flooring. Radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling lights and power points.

**Bathroom** having uPVC double glazed obscure window to front aspect; bath with shower over and tiled surround, pedestal wash hand basin and low level WC. Wood effect flooring, heated towel rail and ceiling light.

#### ANNEX

Door from hallway to annex hallway, with wood doors to further rooms:

**Living Room** with uPVC double glazed window to front aspect, electric fire with marble surround, carpeted floor, radiator, ceiling light and power points.

**Kitchen** having uPVC double glazed window to front, door to side aspect; units to base and wall levels plus full height cupboard, 1 1/2 bowl sink and drainer to roll edge worktop with space and connections for washing machine, dishwasher and further appliance, Neue oven, ceramic hob. Wood effect flooring, radiator, ceiling light and power points.

**Shower Room** having uPVC double glazed obscure window to side aspect; shower cubicle with board surround, wash hand basin to storage unit and low level WC.





Vinyl flooring, radiator, tiled walls and ceiling light.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

## OUTSIDE

The property is approached up a concrete driveway, leading to the **Garage** with up and over door, uPVC double glazed window to front, light and power. Wood door to adjacent car port.

The front garden is laid to stone chipped and lawned spaces; with path running to the personnel gate from the driveway. A paved space leads across the front of the property.

The rear garden begins with a paved patio seating space, stepping down to further patio and then decked areas and looking across the large lawn with mature borders; trees and shrubs throughout. Towards the far corner stands a timber **Summerhouse**; while the other corner has a gate leading through to the generous vegetable patch and small orchard space.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

**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](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org>

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(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

Approximate total area<sup>(1)</sup>

1687 ft<sup>2</sup>

156.7 m<sup>2</sup>

DISCLAIMER

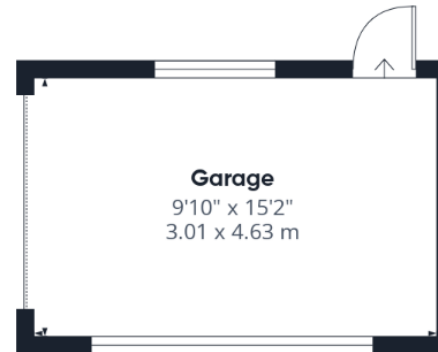
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