

FINAL PLOTS ON LAST PHASE

LABC Award Winning Builders (for Phase I)
East Midlands · Best Medium Volume New Housing Development

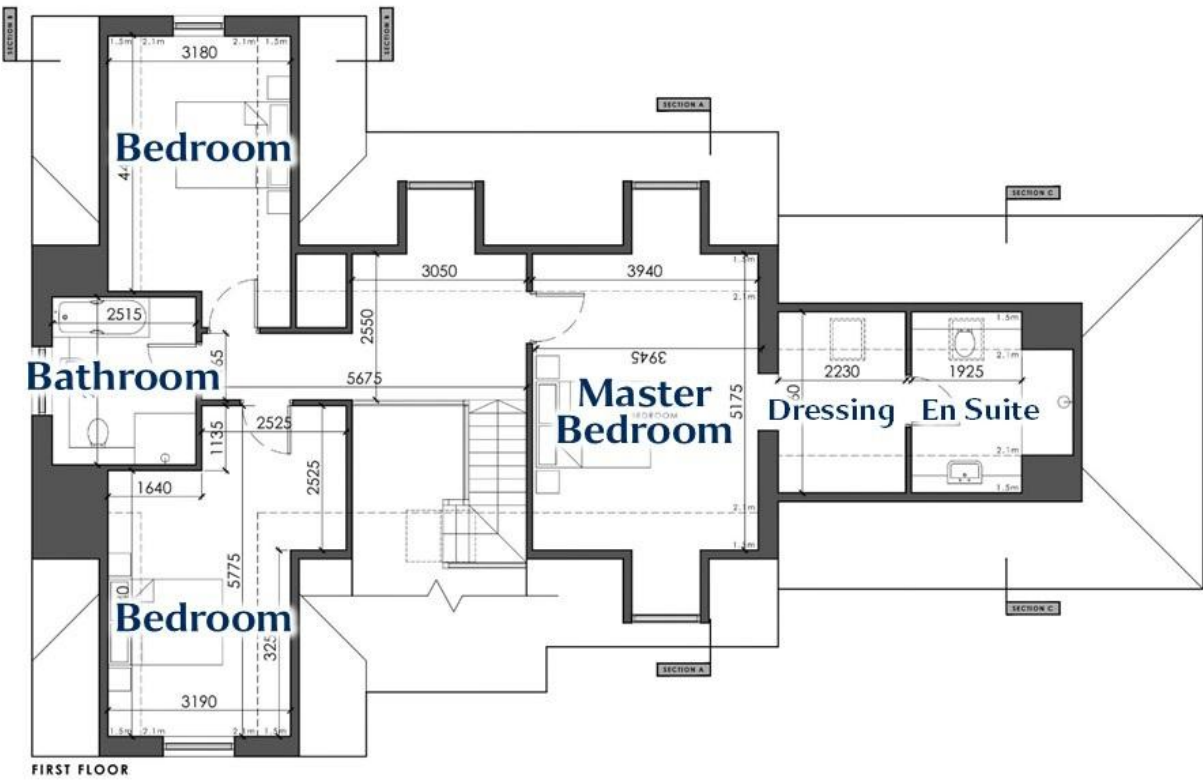
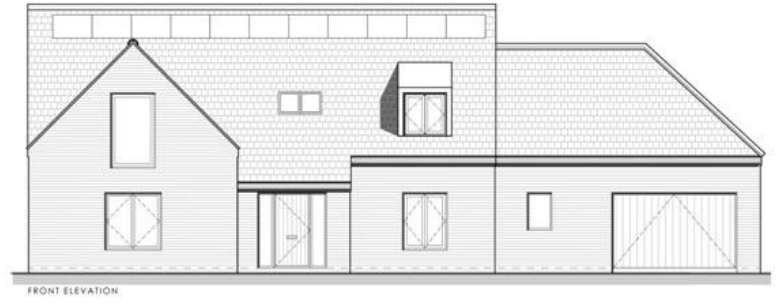
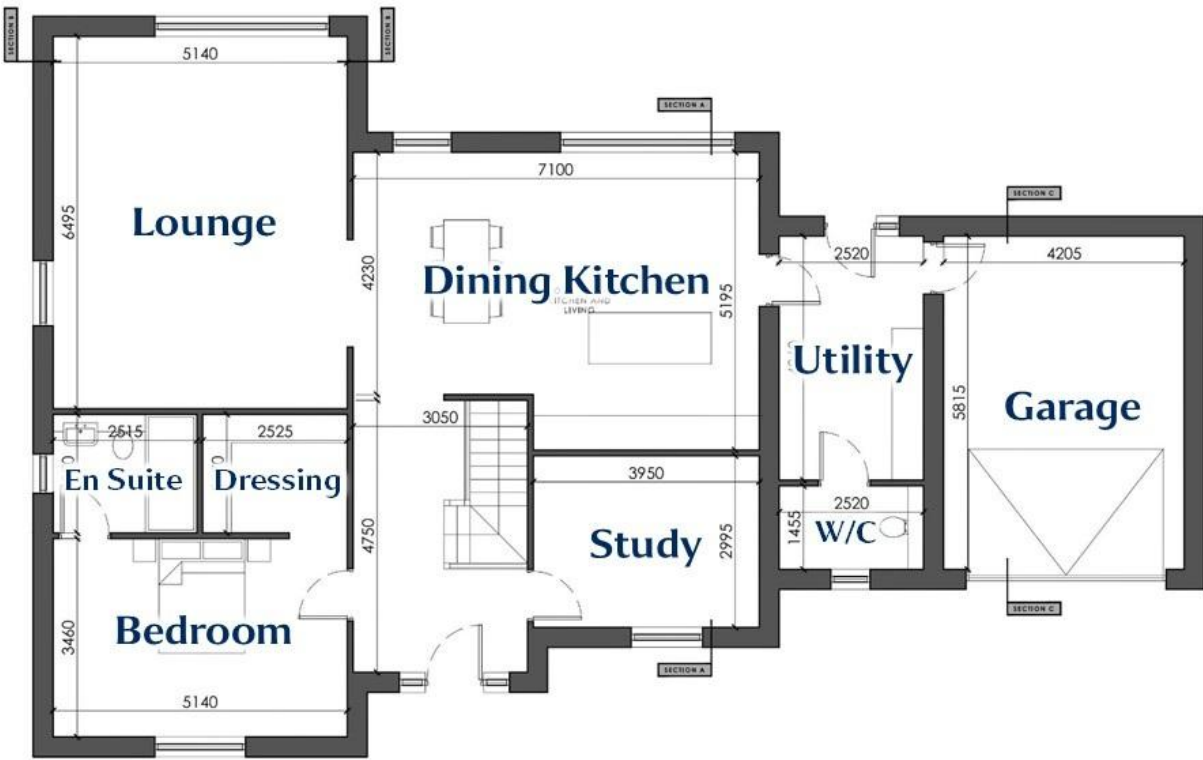


Plot 20, Adrian Shinn Way
7 Marmion Close, Horncastle, Lincolnshire. LN9 5FR

SJG Homes of Horncastle
Shinn, Jackson & Griffiths

BELL

Photograph: 2 Marmion Close – similar design





Built by respected local builders SJK Homes of Horncastle (Shinn, Jackson & Griffiths); Adrian Shinn Way is a prestigious development of attractive, each unique, four & five bedroom dormer bungalows & family homes – with generous gardens and patios in a sought-after residential area of Horncastle.

Phase 1 of the development won the LABC East Midlands area **Best Medium Volume New Housing Development** award in the Autumn of 2025.

The internal finishes are of the highest standard, with luxury kitchens (**individually designed and unique to each property**) boasting fully fitted appliances, and quality bathroom installations including two en suite shower rooms. Each has a double garage and off-road driveway parking for multiple vehicles.

Plots 20 and 21 are the final properties to be sold on the development – offering prospective purchasers a final chance to secure a spot on this prestigious development.

7 Marmion Close will be a substantial, four-bedroom dormer bungalow with versatile reception spaces and potential for multi-generational living, with the inclusion of a ground floor bedroom suite.

Enjoying an East-West orientation, with the morning sun beaming through the kitchen and lounge; the property is located towards the end of this no-through close of similar properties.



Features: oak veneer doors, generous allowances (dependent on stage of build at time of enquiry) for: fully equipped fitted kitchen, fully equipped bathrooms, tiling; Timber staircase with oak newels hand rails and glass insets.

Services: mains electricity, mains water and drainage (no mains gas) air source heating; underfloor heating to the ground floor, radiators to the first floor; 10 photovoltaic panels equating to nearly 5KW of energy being generated for the property. Thus, adding to the homes eco- friendly credentials providing a top-tier energy-rated property (EPC A).

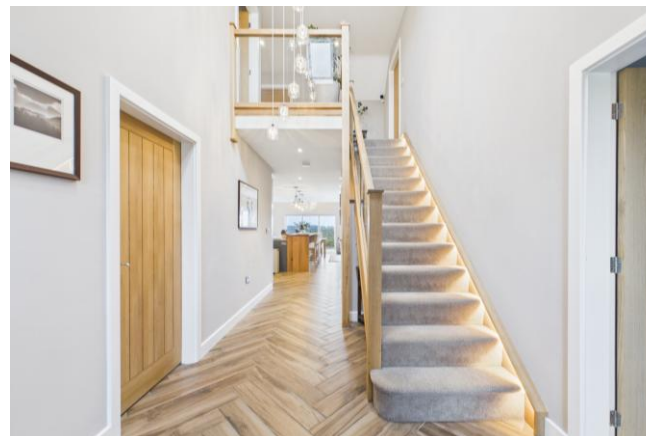
Intended completion date – Winter 2026

THE AREA

The well-serviced market town of Horncastle benefits from amenities including supermarkets, doctors surgery, post office, pharmacists, swimming pool and a wealth of other sports facilities plus an extensive range of local, independent shops and eateries.

There are also excellent educational facilities including the well-respected Queen Elizabeth's Grammar School at the bottom of Langton Hill, well-placed for this development.

The country capital of Lincoln and coastal resort of Skegness lie 21 miles West & East respectively, a regular public bus services runs from the town to both locations.



**PHOTOGRAPHS ON PAGES 3, 4 & 5
ARE OF 17 ADRIAN SHINN WAY,
PROVIDED AS A SAMPLE FINISH**



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

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>

Brochure prepared 08.05.2026

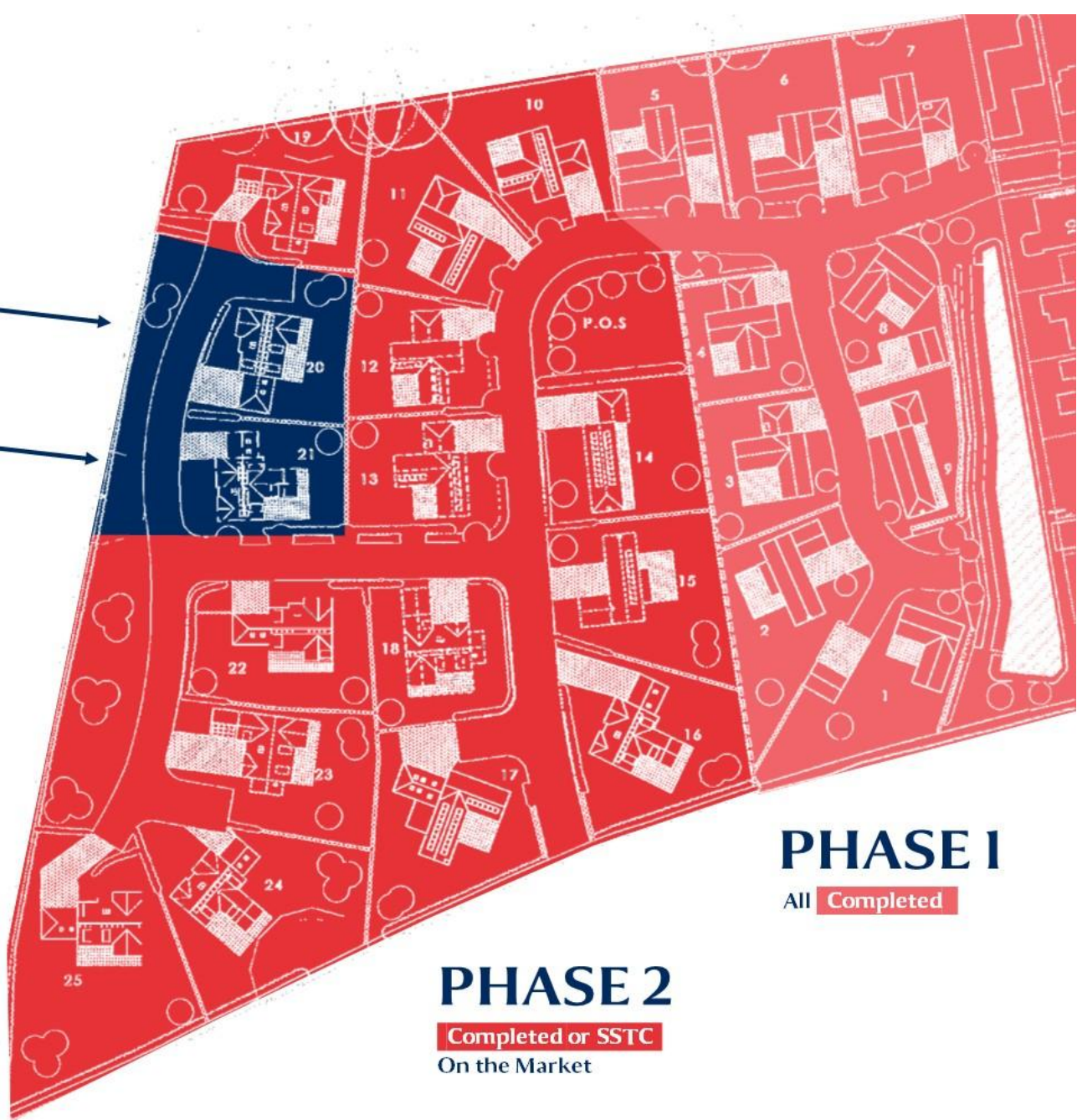
FINAL PLOTS AVAILABLE

Plot 20 • £635,000
7 Marmion Close, LN9 5FR
4-bed dormer bungalow

Plot 21 • £635,000
8 Marmion Close, LN9 5FR
4-bed dormer bungalow

Adrian Shinn Way

By SJG Homes



PHASE 1
All **Completed**

PHASE 2
Completed or SSTC
On the Market



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

