



**Dromana**  
Chapel Lane, Hemingby, Horncastle, Lincolnshire. LN9 5QG





## Dromana

Chapel Lane, Hemingby

Dromana is an incredibly spacious, detached four bedroom bungalow; situated to a quiet position in the popular village of Hemingby. Offering a generous lounge stepping through to versatile sun room; plus a dining-kitchen, the back of the property steps out to an attractive rear patio and garden beyond, facing South. Flexible to suit a range of potential purchasers, Dromana boasts modern fits and a stylish finish; plus an EPC-C Rating.

Hemingby is an attractive rural village located just West of the Lincolnshire Wolds (National Landscape) and within three miles of the well serviced Georgian market town of Horncastle. The town is home to the prestigious Queen Elizabeth's Grammar School alongside further secondary & primary schooling; as well as supermarkets, doctors surgery, public transport links and more. The county city of Lincoln sits a 20 mile drive to the West; the Lincolnshire coastline 24 miles to the East.



### ACCOMMODATION

**Entrance Hallway** having composite double glazed door with full height obscure windows alongside, wood effect flooring, radiator, ceiling spotlights and power points. Door to study and wood glazed doors to lounge and to:

**Dining Kitchen** having uPVC double glazed windows to front and rear aspects; an excellent range of modern storage units to base and wall levels, plus full height pull-out pantry shelving and carousel corner units.



Further storage to island with radial sink and roll edge countertop plus breakfast bar, 1 1/2 bowl sink and drainer to roll edge worktop with space and connections for upright American style fridge-freezer, Rangemaster cooker and hob with Elan splash back and Neff canopy, integrated dishwasher. Tiled flooring to kitchen; wood effect flooring to dining space, radiators, light over dining area, ceiling spotlights and power points. Door to:

**Utility** having uPVC double glazed patio door to rear aspect; storage units to wall and corner, roll edge worktop with space and connections beneath for washing machine and dryer, tiled floor and ceiling spotlights. Door to:

**Cloakroom** having uPVC double glazed obscure window to side aspect; wash hand basin to corner storage unit, low level WC, tiled floor, radiator and ceiling light.

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

**Lounge** having uPVC double glazed windows to front aspect; Chesneys log burning stove on slate stand, carpeted floor, radiators, ceiling and wall lights, radiators and power points. Wood glazed doors to side hallway and to:

**Sun Room** with uPVC double glazed full height windows and French doors to rear aspect; wood flooring, ceiling spotlights and power points.

**Side Hallway** with carpeted floor, ceiling lights. Door to further accommodation including:

**Family Bathroom** having uPVC double glazed obscure window to rear aspect; free standing bath with shower attachment, walk in shower cubicle with monsoon and regular heads, pedestal wash hand basin with illuminated mirror over and low level WC. Tiles to walls and floor, heated towel rails and ceiling spotlights.

**Bedroom Four** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling spotlights and power points.

**Bedroom Two** having uPVC double glazed window to front and high level window to side aspect; built in bank of storage with hanging space and drawers, carpeted floor, radiator, ceiling spotlights and power points.

**Bedroom Three** with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling spotlights and power points.





**Master Bedroom** having uPVC double glazed French doors to side, windows to rear and side aspects; built in bank of wardrobes and drawers, carpeted floor, radiator, ceiling spotlights and power points.

**En-suite Bathroom** having uPVC double glazed obscure window to side aspect; bath with shower attachment, walk in shower cubicle with tiled surround - monsoon and regular heads over, wash hand basin to storage unit with illuminated mirror over and low level WC. Tiles to walls and floor, heated towel rail and ceiling spotlights.

### OUTSIDE

The property is set back from the road, slightly elevated; with a wide concrete driveway providing ample parking space for multiple vehicles and continuing to the **Single Garage** with up and over door; light and power. Adjacent, through double vehicle gates, is further parking space.

The front garden is laid to lawn with mature trees and flowerbeds throughout, part fenced and part hedged boundaries to the sides and open frontage. Gates secure the sides to provide a child and pet friendly rear garden.

The south facing rear garden enjoys a wide, patio seating space, from which the garden room, master bedroom and utility step out on to. With path continuing down the side of the garden to the **Summerhouse**, the garden is laid to lawn with a range of attractive, well maintained flower beds, shrubs and trees. The boundaries are contained by mixed hedging and fencing.

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

### ENERGY PERFORMANCE RATING: C

Oil fired central heating, mains water, electricity, drainage

**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

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Brochure prepared 12.2.2026





(1) Excluding balconies and terraces

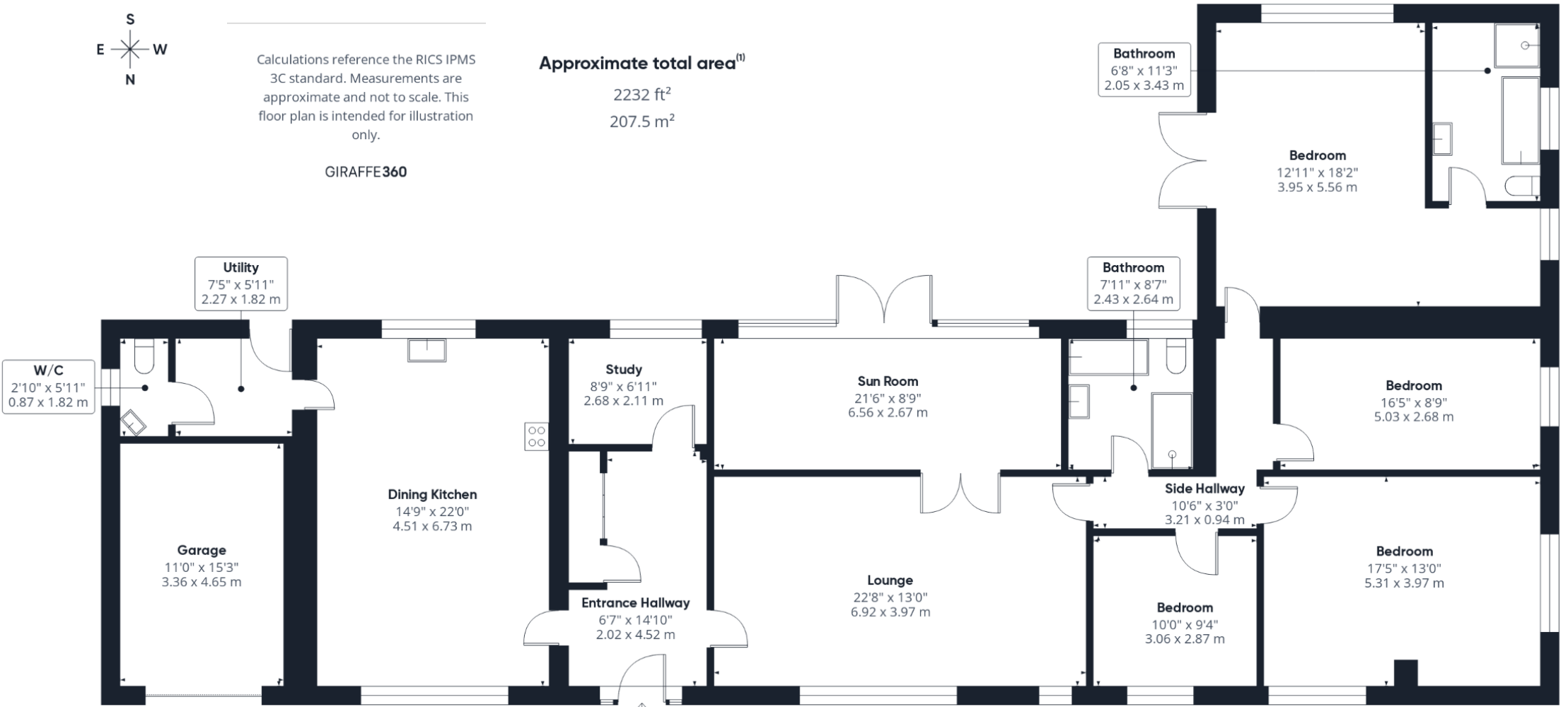


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

2232 ft<sup>2</sup>  
207.5 m<sup>2</sup>

**GIRAFFE360**



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