



7, Thomas Sully Close
Horncastle, Lincolnshire, LN9 5GF

BELL



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7 Thomas Sully Close is a spacious, two-bedroom, detached bungalow providing accessible accommodation to a popular residential area in Horncastle. Within walking distance for most are the town's full range of services and amenities; the town being linked to the city of Lincoln, East Coast and inland resort of Woodhall Spa by public transport which runs through the centre of town.

The property provides off-road driveway and garage parking; garden spaces to the front and rear and the following accommodation: a long entrance hallway, kitchen with adjacent utility, shower room, two bedrooms, lounge and conservatory.

ACCOMMODATION

Hall

Entered through door to front, with light to ceiling, carpet, wood doors to accommodation and storage units.

Lounge

With uPVC double glazed French doors to rear, windows to rear. Light to ceiling, carpet, radiator, multiple power points.

Conservatory

With uPVC double glazed windows to sides and rear, french doors to rear. Light and fan to ceiling, carpet, multiple power points.



Kitchen

Having uPVC double glazed window to front, light to ceiling. Modern units to base and wall levels, range cooker with hob and extractor over. Sink and drainer; tiled flooring.

Utility

Located down one side, with uPVC double glazed obscured door to front, door to rear, high level windows to side. Tiled, with storage units and space and connections for appliances.

Shower Room

With uPVC double glazed obscured window to side, light to ceiling. Low level W/C, pedestal sink, walk-in, low-threshold shower cubicle with tiled surround.

Bedroom 1

Having uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points.

Bedroom 2

Having uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.

Outside

The property is approached up a tarmac driveway, beneath a small car port and to the garage. The front garden is laid to slate chippings with mature shrubs to a front bed.

The rear garden is paved, with patio seating spaces to two levels. A timber summer house stands in one corner while mature flower beds complete this outside space.

Garage

Single garage, with up and over door to the front.





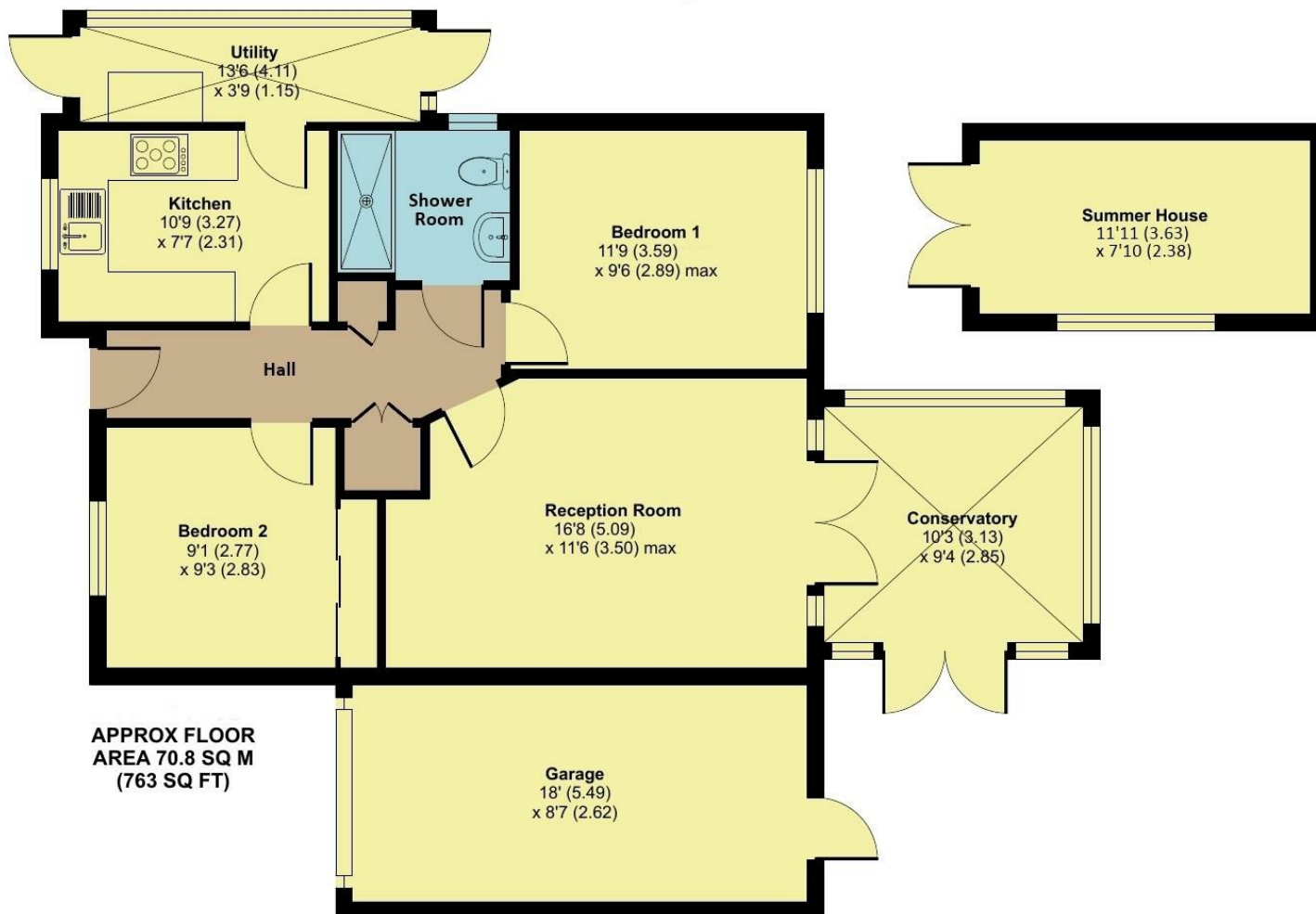
Thomas Sully Close, Horncastle, LN9

Approximate Area = 763 sq ft / 70.8 sq m (excludes outbuilding)

Garage = 155 sq ft / 14.3 sq m

Total = 918 sq ft / 85.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1345876



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



COUNCIL TAX: – Tax band: B

ENERGY PERFORMANCE RATING:

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

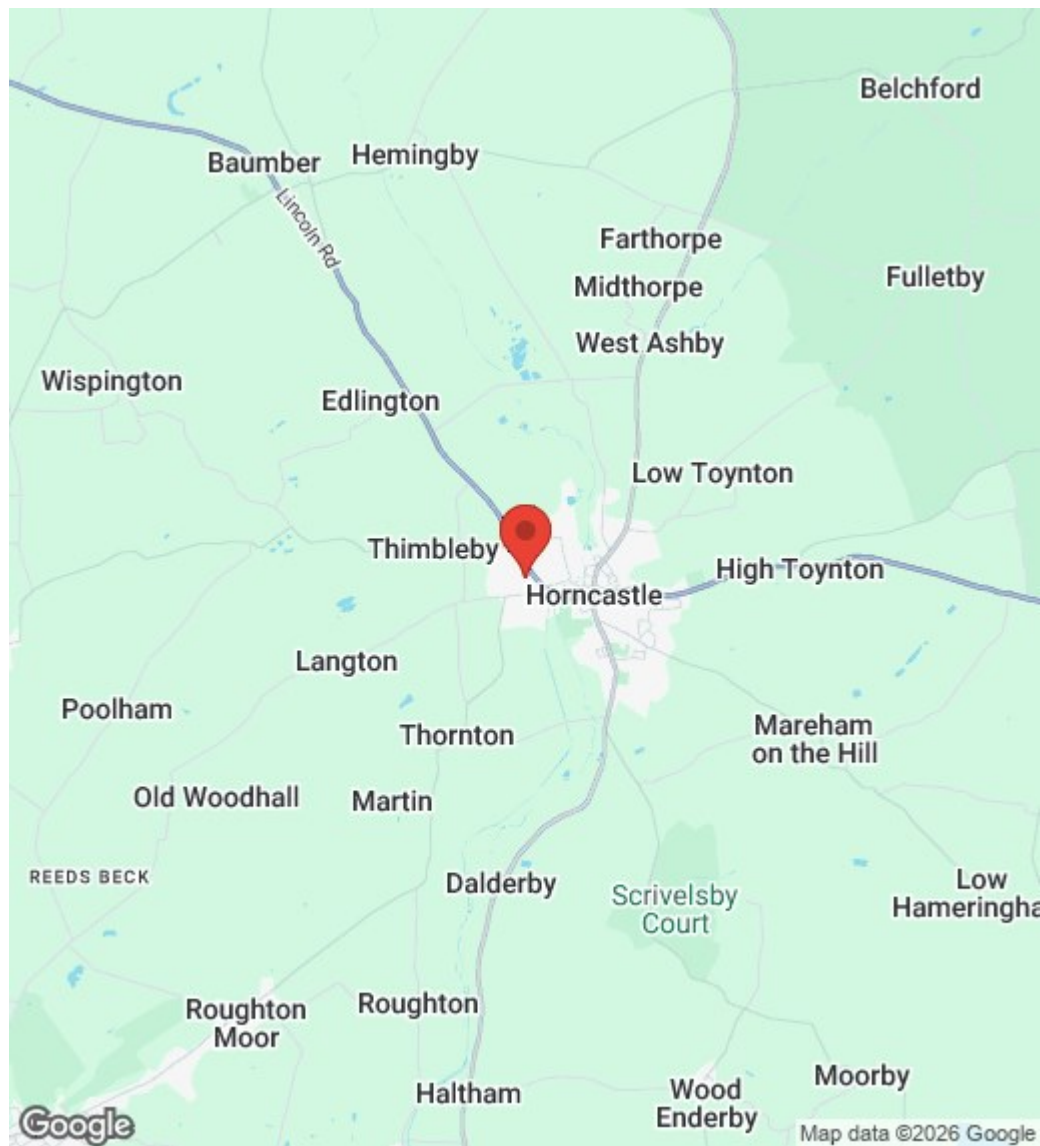
Website: www.robert-bell.org

Brochure prepared: 31st July 2026

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