

80, College Park

Horncastle, Lincolnshire, LN9 6RJ

BELL







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80 College Park is a substantial, four-bedroom family home with attractive living room, open to dining space alongside kitchen and utility. Complete with a studio space to the former garage, utility, boot room and cloakroom; the ground floor is ideal for busy family life while the first provides the four bedrooms, en-suite to master and a family bathroom. The property provides driveway parking, and a south-west facing garden with paved and decked seating areas.

Horncastle boasts a full range of services and amenities, including primary & secondary schooling, supermarkets, doctors surgery and public transport links to the City of Lincoln (21 miles to the West) and the coast (21 miles to the East).

ACCOMMODATION

Hallway
with uPVC double glazed obscure front entrance door, carpeted staircase up to first floor, wood effect flooring, radiator, alcove shelving and ceiling lights. Door through to:

Lounge
having uPVC double glazed bay window to front aspect with bench seat beneath; wood effect flooring, under stairs display and storage shelving, radiator, TV point, ceiling light and power points. Open archway to:

Dining Room
with uPVC double glazed French doors to rear garden; wood effect flooring, radiator, ceiling light and power points. Door to:







Kitchen
having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels including glazed shelving, sink to bevel edge worktop, Leisure range cooker (subject to negotiation) beneath extractor canopy, integral microwave. Tile effect flooring, ceiling light and over counter lights. Open archway to:

Utility Room
having storage to base and wall levels, space and connections for full range of appliances, sink to bevel edge worktop with drainage furrows. Tile effect floor, radiator, ceiling light. Doors to studio and cloakroom, uPVC double glazed door to:

Boot Room
with uPVC double glazed doors and door to rear aspect; tile effect floor and ceiling light.

Cloakroom
with wash hand basin, low level WC, tile effect flooring, storage units to wall and ceiling light.

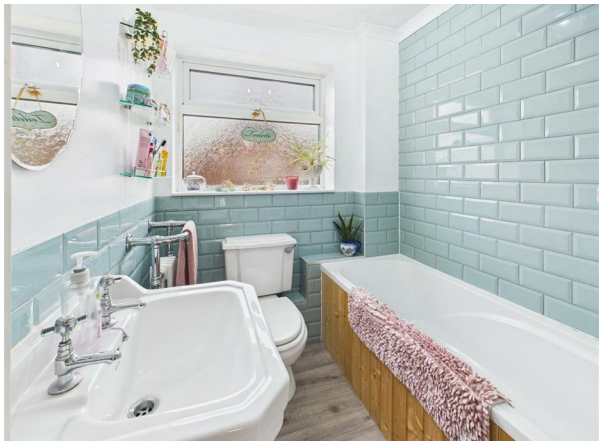
Studio
(former garage) with up and over garage door to front, with curtained-off storage space, ceiling light and power points.

Gallery Landing
with carpeted floor, built in storage space, ceiling light. Doors to first floor accommodation.

Bedroom 1
having uPVC double glazed window to rear aspect; sliding mirror fronted doors to storage space, carpeted floor, radiator, ceiling light and power points. Sliding door to centre of storage space.

En Suite
with double glazed window to side, light to ceiling. Low level W/C, hand wash basin, shower cubicle. Tiled walls.







Bedroom 2
with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

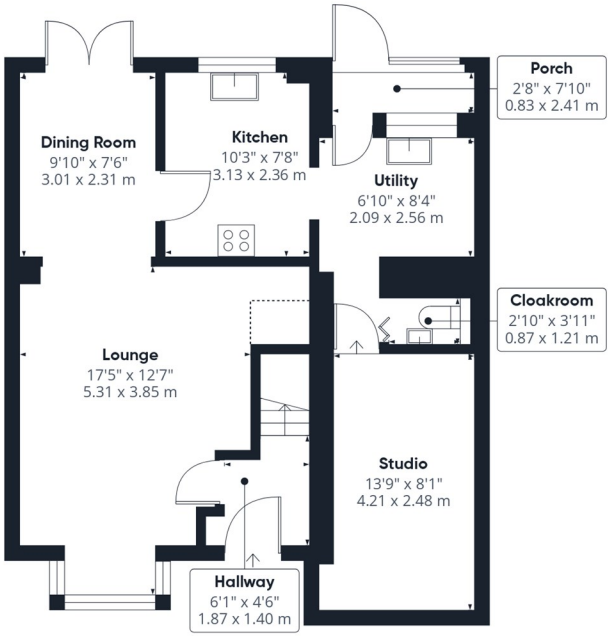
Bedroom 3
with uPVC double glazed windows to front aspect; carpeted floor, bult in over stairs storage space, ceiling light, radiator and power points.

Bathroom
having uPVC double glazed obscure window to rear aspect; bath with shower over and tiled surround, pedestal wash hand basin and low level WC. Wood effect floor, tiles to half height to walls, heated towel rail and ceiling light.

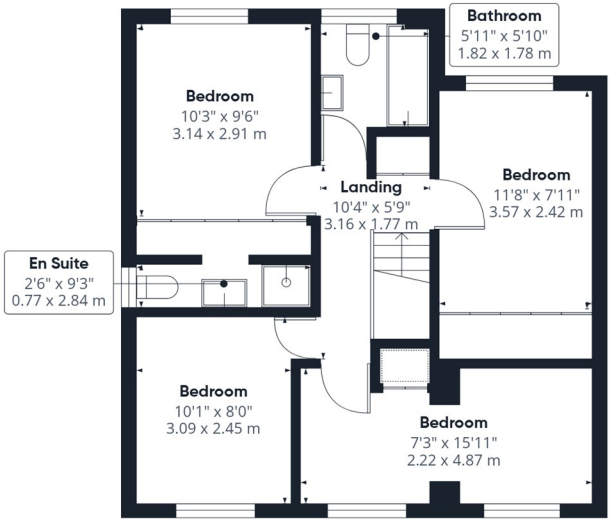
Bedroom 4
with uPVC double glazed window to rear aspect; sliding doors to built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

Outside
The property is approached to the front up a brick paved driveway, with gravelled space alongside providing parking for two vehicles.

The rear garden is laid to lawn with a Wendy house, timber store, decked seating space and further paved seating/storage, and is contained by timber fencing.



Ground Floor



Floor 1

Approximate total area(1)

1162 ft²

107.8 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

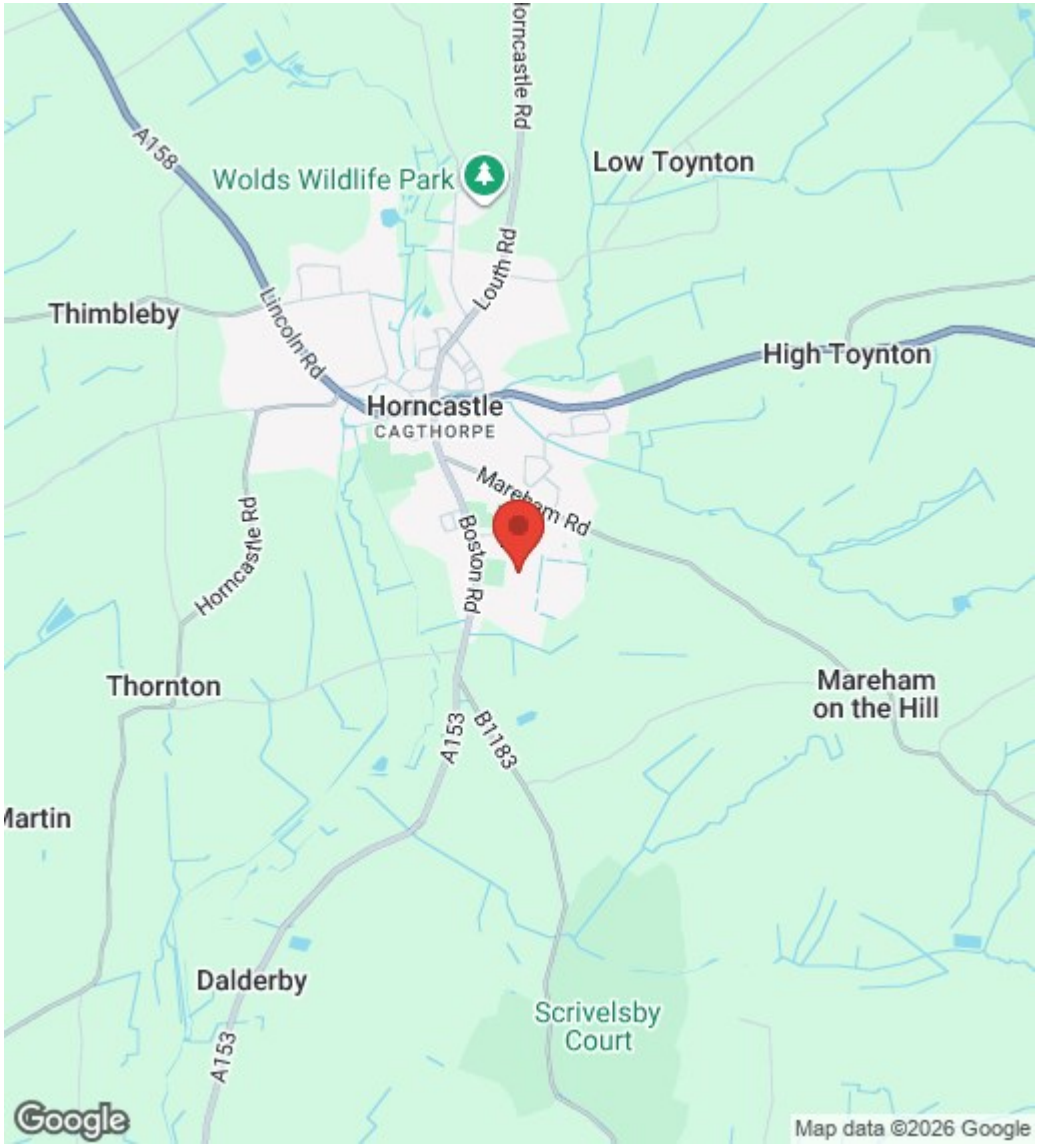
Reduced headroom

····· Below 5 ft/1.5 m

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

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COUNCIL TAX: – Tax band: C

ENERGY PERFORMANCE RATING; C

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

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