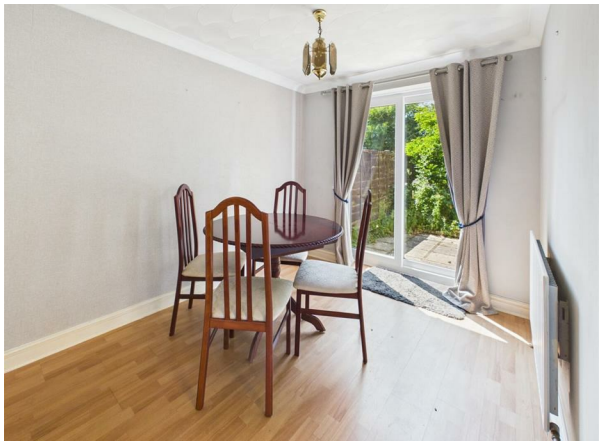


42, Thomas Gibson Drive

Horncastle, LN9 6RX

BELL







NO ONWARD CHAIN! 42 Thomas Gibson Drive is a three-bedroom, semi-detached family home, to a popular residential area of Horncastle. With driveway parking, garage, and gardens to the front and rear; the property enjoys and East-West orientation with sun to the rear throughout the afternoon. Accommodation comprises an entrance hallway, stepping through to lounge with open arch to dining room; kitchen; three bedrooms and family bathroom.

The full range of services and amenities available in this Georgian market town are within walking distance for most, with the county city of Lincoln and Lincolnshire coastline located 21 miles West and East of the town respectively. Horncastle boasts a range of schooling including the prestigious Queen Elizabeth's Grammar.

ACCOMMODATION

Hallway
Entered to the front through wood obscure glazed door. With light to ceiling, radiator, multiple power points, wood effect flooring. Wood door to lounge, carpeted stairs to first floor.

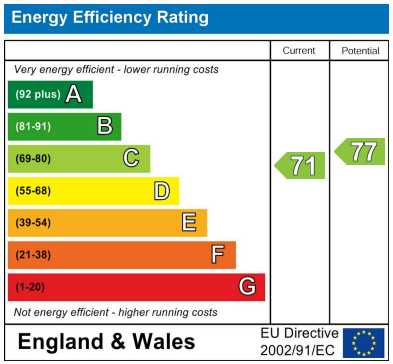
Lounge
With uPVC double glazed bay window to front, light to ceiling. Carpet, radiator, electric fire to wood surround. Open doorway to…

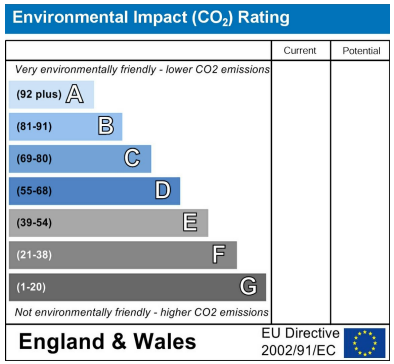
Dining Room
With uPVC double glazed sliding doors to rear, light to ceiling. Radiator, wood effect flooring, multiple power points. Wood door to kitchen.

Kitchen
Having wood obscure double glazed door to side, uPVC double glazed window to rear. Light to ceiling, units to base and wall levels, sink and drainer to roll edge worktop. Space and connections for appliances, tiled flooring, radiator, multiple power points.









Bathroom
With uPVC double glazed obscure window to rear, light to ceiling. Low level wc, pedestal sink, corner shower cubicle. Tiles to walls, radiator, wood effect flooring.

Bedroom 1
With uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points.

Bedroom 2
With uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.

Bedroom 3
With uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.

Outside
The property is approached up a long, gravelled driveway providing space for multiple vehicles and leading to the single garage at the rear. To both the front and rear are garden spaces to be re-established; the latter with a paved patio area looking across.

Garage
With up and over door to front, personnel door to side.





COUNCIL TAX: – Tax band: B

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

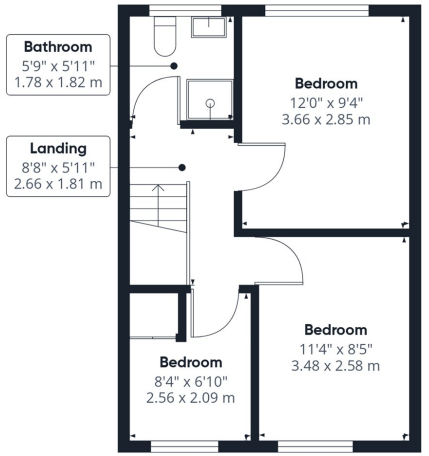
Tel: 01507 522222
Email: horncastle@robert-bell.org
Website: www.robert-bell.org



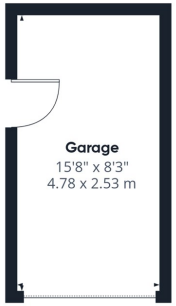




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

BELL

Approximate total area(1)

827 ft²
76.7 m²

Reduced headroom

11 ft²
1 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.

GIRAFFE360

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.

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