



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



3 St Mary's Square  
Horncastle, Lincolnshire. LN9 5HJ

**BELL**





## 3 St Mary's Square Horncastle

A three bedroom, end terrace property with spacious living and dining kitchen spaces, plus conservatory, covered patio as courtyard garden. Excellently located to the centre of Horncastle, in perhaps the town's most picturesque location with cobblestone approach continuing up to St Mary's Church.

The property is within walking distance of a full range of services and amenities including primary and secondary schooling. A regular bus service links the town to the coastal resort of Skegness and city of Lincoln, from which national rail journeys can be made.

### ACCOMMODATION

**Entrance Lobby** with wood single glazed door to the front, carpeted floor and ceiling light. Door to:

**Dining Kitchen** having wood single glazed window with internal secondary glazing to front aspect; uPVC double glazed windows and patio door to rear aspect; a good range of storage units to base and wall levels including glazed display shelving, 1 1/2 bowl sink and drainer set to roll edge worktop with space and connections for under counter washing machine, upright fridge freezer, Belling oven and grill, four ring hob beneath extractor canopy. Wall mounted gas fired boiler, vinyl flooring to kitchen space, wood flooring to dining area, electric fire to modest fireplace with shelf over, ceiling light and power points. Hallway with carpeted floor, carpeted stairs to first floor, wall mounted electric heater and ceiling light. Door to:

**Lounge** having wood single glazed window to front with internal secondary glazing; carpeted floor, radiator, alcove shelving flanking brick and tile fireplace with arched aperture, ceiling light and power points.

**Conservatory** having uPVC double glazed windows on dwarf brick wall to side and rear aspects with polycarbonate ceiling,





carpeted floor and power points. uPVC double glazed patio door to covered patio.

### First Floor

**Landing** with uPVC double glazed window to rear aspect; carpeted floor and ceiling light. Doors to first floor accommodation.

**Family Shower Room** having uPVC double glazed window to rear aspect; corner shower cubicle with water jet surround and seat, wash hand basin set to storage unit, low level WC and bidet. Vinyl flooring, wall tiles to half height, radiator and ceiling light.

**Bedroom** having wood single glazed windows to front and side, the former with internal secondary glazing; carpeted floor, louvre door built in storage space housing the hot water tank, radiator, ceiling light and power points.

**Bedroom** having wood single glazed window with internal secondary glazing to front aspect; built in twin storage spaces, carpeted floor, radiator, loft access hatch, ceiling light and power points.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, ceiling light and power points.

### OUTSIDE

The property steps on to St Mary's Square immediately to the front. The rear garden is initially occupied by a generous paved patio space, beneath polycarbonate cover, leading off the kitchen and conservatory. A sliding door steps out on the rear garden, which is laid to gravel with a range of flowers and shrubs; contained by mixed fencing to one side and the rear and boundary wall to the other side.

Down the side of the garden is a useful bin storage space, with pathway leading through personnel gate and to the front.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: D

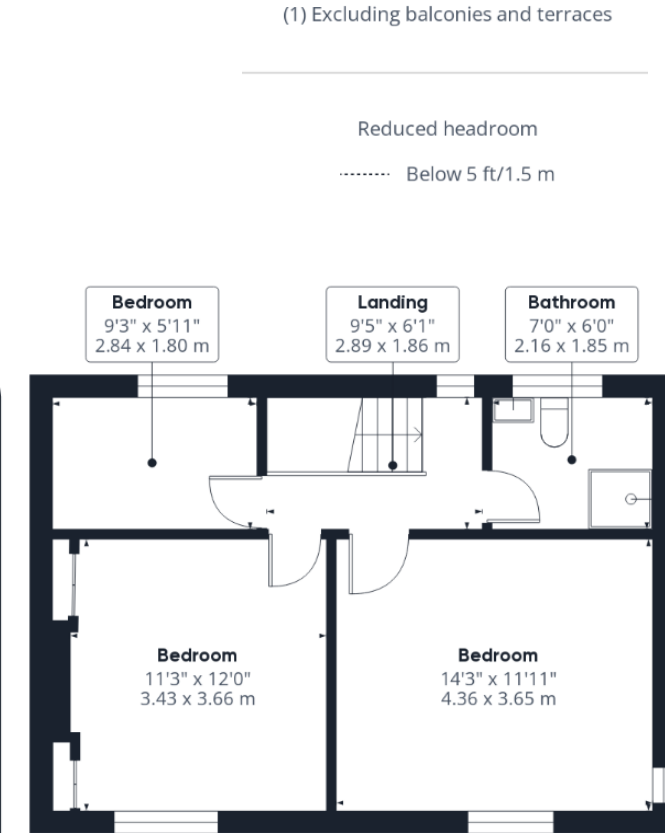
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office  
Old Bank Chambers, Horncastle. LN9 5HY.  
Tel: 01507 522222;  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org>

Brochure prepared 11.2.2025







(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m



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

1136.9 ft<sup>2</sup>

105.62 m<sup>2</sup>

**Reduced headroom**

16.58 ft<sup>2</sup>

1.54 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

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