



9 The Sidings
Horncastle, Lincolnshire. LN9 5UA

BELL



9 The Sidings

Horncastle

9 The Sidings is a generously sized, detached dormer property built by Bell & Shinn in a popular residential area of Horncastle. Boasting a large front-facing lounge, stepping through to dining room, kitchen and conservatory; the property enjoys views to the rear across neighbouring grassland whilst being within close proximity of the town centre.

The ground floor accommodation continues with a utility, bathroom, bedroom/study and master bedroom with en suite; while the first is laid out with two further bedrooms and a shower room. Complete with garden spaces to the front and rear, the property provides a detached double garage.

ACCOMMDATION

Hallway having uPVC double glazed obscure front entrance door with uPVC double glazed window; carpeted floor, built in bench seat storage and airing cupboard, spindle and balustrade carpeted stairs to first floor, radiator, ceiling light and power points. Doors to ground floor accommodation including:

Lounge having uPVC double glazed bay window to front, windows to side aspect; carpeted floor, electric fire to stone style fireplace, radiators, ceiling light and power points. Double doors to:

Dining Room with carpeted floor, radiator, ceiling light and power points. Door to kitchen and sliding double glazed door to:





Conservatory with uPVC double glazed windows to sides and rear, windows to ceiling, tiled floor and power points.

Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels plus full height cupboard, 1 1/2 bowl sink and drainer to roll edge worktop with Siemens oven and grill, four ring induction hob, integrated freezer. Tiled floor and ceiling lights. Door to:

Utility having uPVC double glazed obscure door to rear aspect; storage units to base and wall levels, sink and drainer to roll edge worktop with space and connection for under counter washing machine, dryer and fridge. Carpeted floor, radiator, ceiling lights and power points.

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

Bathroom having uPVC double glazed obscure window to side aspect; bath with tile surround, pedestal wash hand basin and low level WC. Wood effect flooring, radiator and ceiling lights.

Bedroom having uPVC double glazed window to front aspect; built in pair of wardrobe storage space, carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room having uPVC double glazed obscure window to side aspect; corner shower cubicle with tiles surround, pedestal wash hand basin and low level WC. Wood effect flooring, radiator and ceiling light.

First Floor

Gallery Landing with carpeted floor, loft access hatch, radiator and ceiling light. Doors to first floor accommodation.

Bedroom with skylight to rear; carpeted floor, radiator, ceiling light and power points.





Shower Room having skylight to rear; corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, radiator and ceiling light.

Bedroom with skylight to rear; built in wardrobe storage spaces, carpeted floor, radiator and power points.

OUTSIDE

The property is approached to the front via a brick paved driveway, providing ample turnaround and parking space for multiple vehicles and accessing the **Detached Double Garage** with up and over doors, light and power.

The front is set with lawned spaces, having shrubs to the front border, attractive hedging and a side flowerbed space contributing to the green feel of this space; with a paved path leading to the front door and through side gates down to the rear garden. To one side is a useful storage space with a timber store.

The rear garden is laid to lawn with mature flowers and shrubs to beds throughout, and mature trees to the rear. The paved patio leads off the conservatory and looks over the back towards pasture land beyond.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

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.

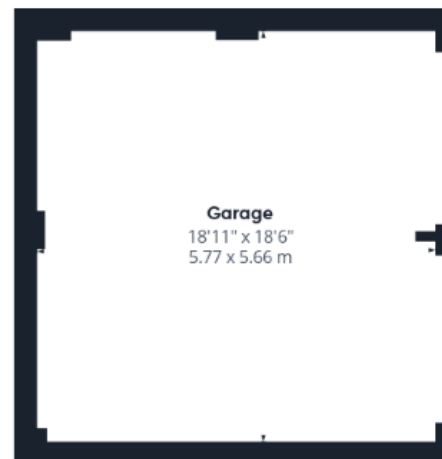
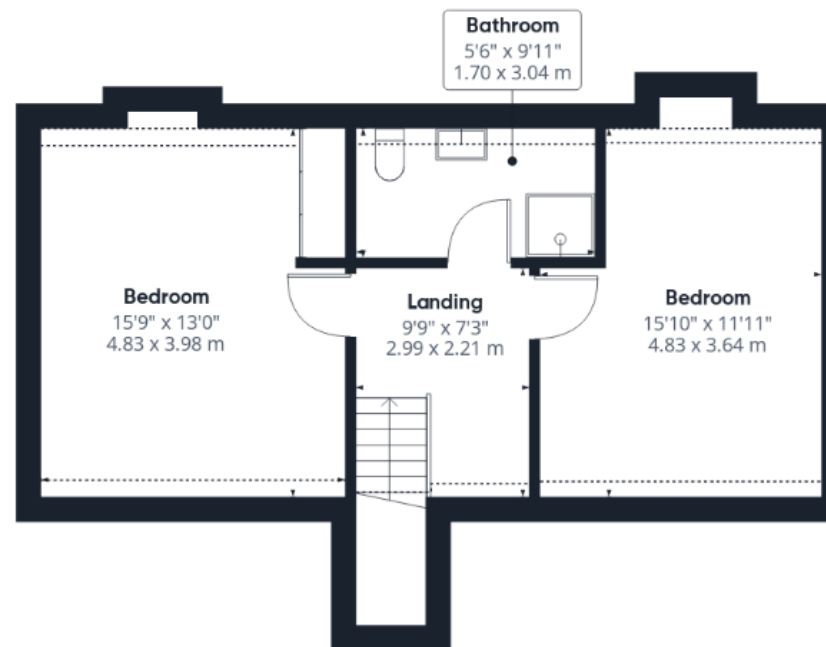
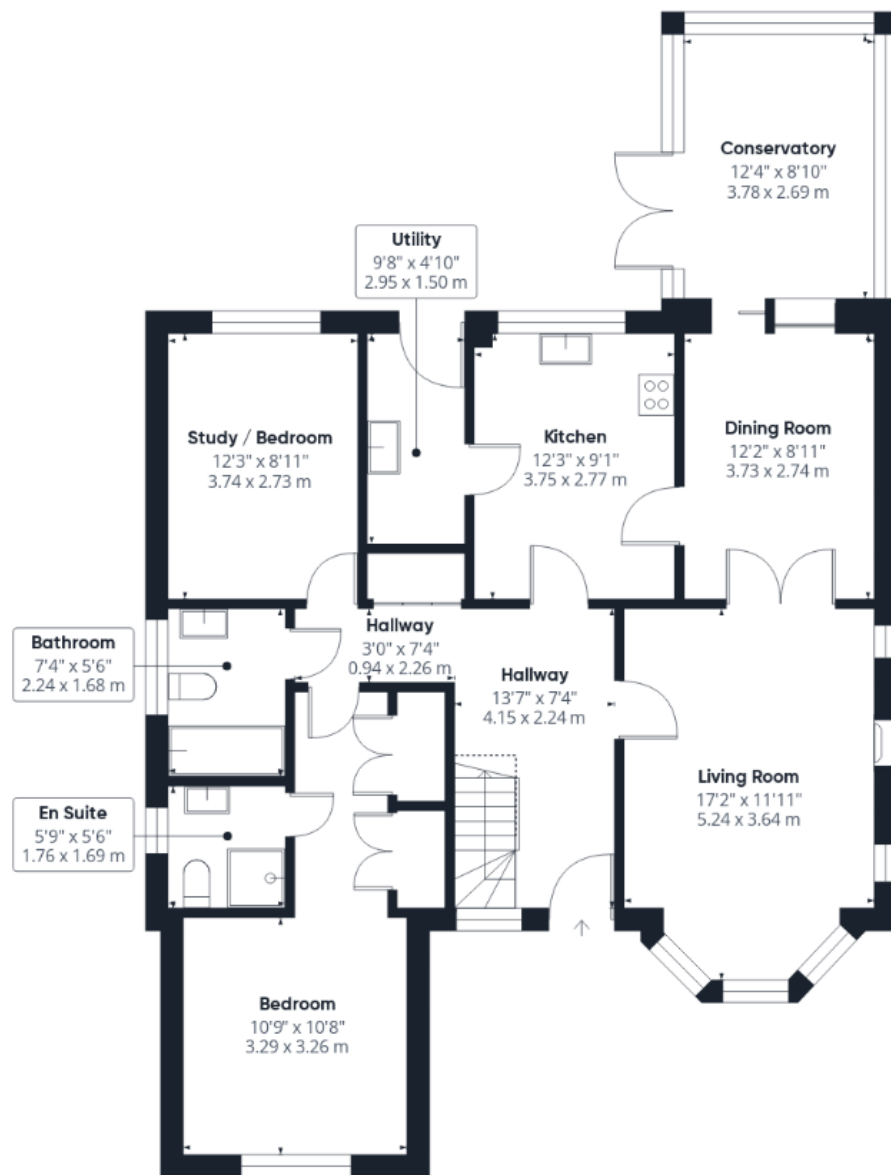
VIEWING: By arrangement with the agent's Horncastle Office

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Brochure prepared 10.10.2025







Approximate total area⁽¹⁾

1930 ft²
179.2 m²

Reduced headroom

49 ft²
4.6 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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