10, Hamerton Lane

Horncastle, LN9 6AY

BELL

10, Hamerton Lane

Horncastle, LN9 6AY

NO ONWARD CHAIN! 10 Hamerton Lane is a modern, two-bedroom end terrace property with rear garden and driveway parking; located to a central position in Horncastle. Conveniently situated close to the town centre, this well-appointed home is within walking distance for most of a full range of services, amenities, schooling and public transport links to the coast, city of Lincoln and inland resort of Woodhall Spa.

Built in 2023, the property benefits from the balance of a 10 year warranty and boasts an excellent EPC rating of 81 (B). Accommodation comprises: a spacious lounge and breakfast kitchen to the ground floor, two double bedrooms including a generous master, and family bathroom, to the first floor.

ACCOMMODATION

Lounge

Entered through composite door to the front; with wood effect double glazed sash window to front. Lights to ceiling, carpet, radiators, multiple power points, tv point. Carpeted stairs to first floor.

Breakfast Kitchen
Having wood effect double glazed sash window and French doors to rear, lights to ceiling. Sink and drainer to square edge worktop. Excellent range of modern storage units to base and wall levels; integrated fridge-freezer; oven, hob, space and connections for under counter washing machine. Karndean flooring, radiator, multiple power points. Wood door to under stairs storage space.

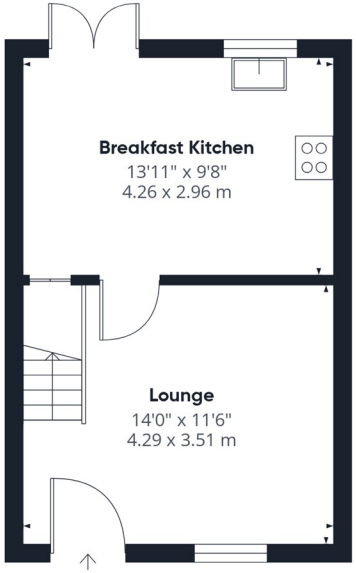
Bedroom 1
With wood effect double glazed sash window to front, lights to ceiling. Carpet, radiator, multiple power points.

Bedroom 2
With wood effect double glazed sash window to side, lights to ceiling. Carpet, radiator, multiple power points.

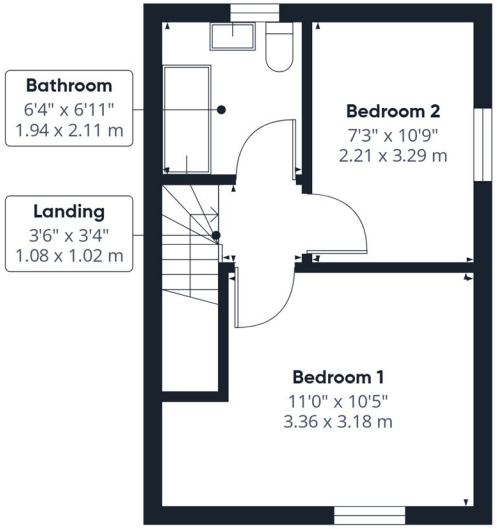
Bathroom
Having wood effect double glazed obscured sash window to rear, lights to ceiling. Low level wc, hand wash basin to sideboard storage unit. Bath with monsoon and regular shower heads over and tiled surround, heated towel rail, tiled flooring.

Outside
The property is approached up a stone chipped drive (Hamerton Lane) leading to brick-paved, driveway parking to the side - with EV charging point.

A gate leads to the private, secure rear garden: laid to artificial lawn with timber decked seating area to one corner and paved path / patio up to the French doors.



Ground Floor



Floor 1

Approximate total area(1)

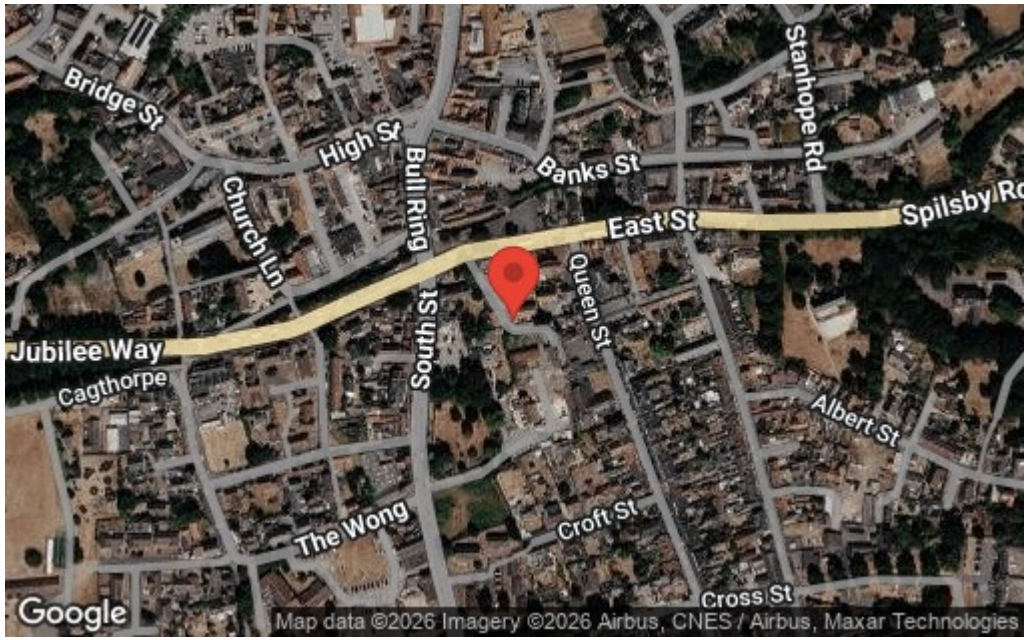
567 ft²

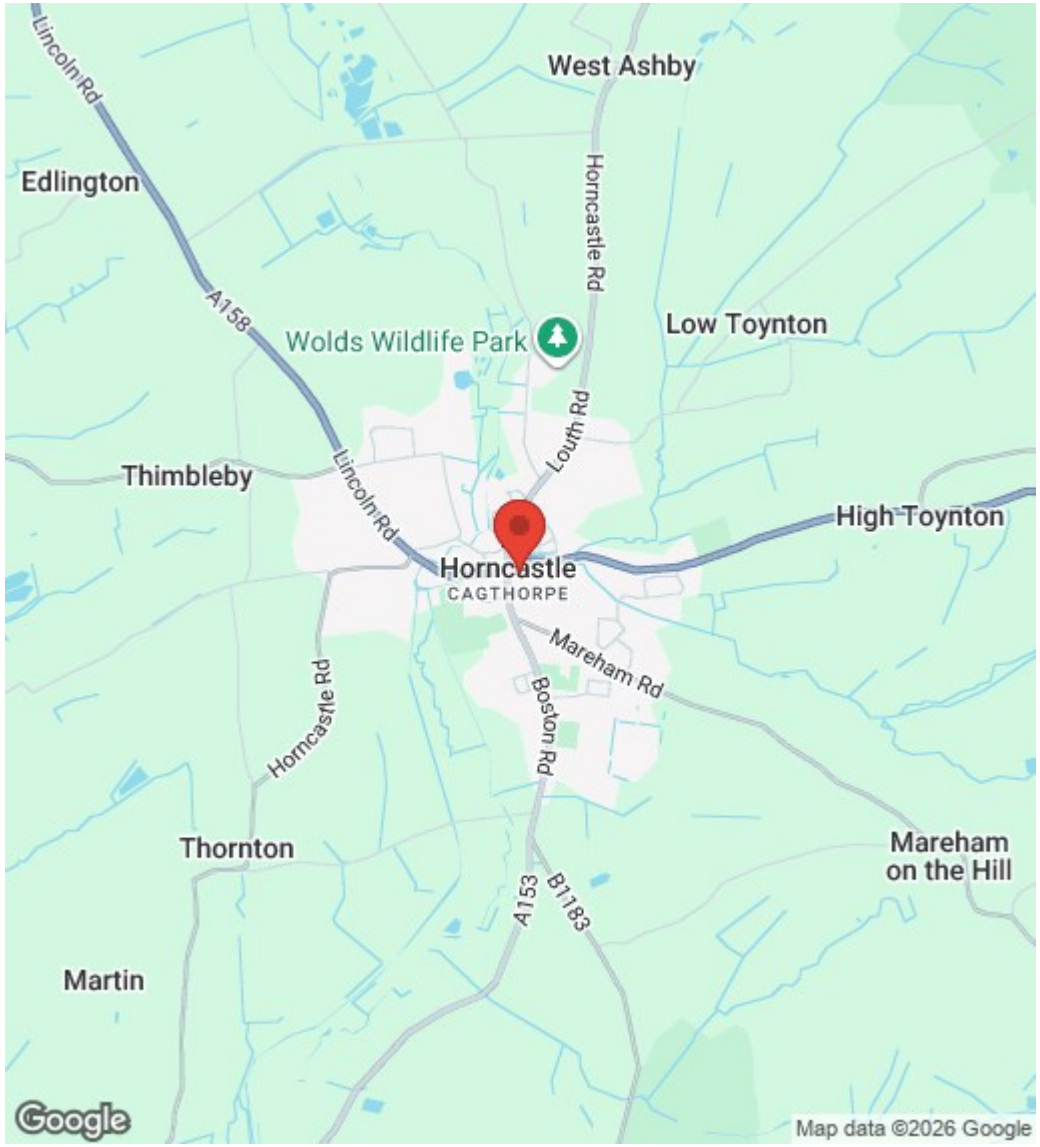
52.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





COUNCIL TAX: – Tax band: A

ENERGY PERFORMANCE RATING; B

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: 13th October 2026

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.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

BELL
Old Bank Chambers, Bull Ring, Horncastle, LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org
www.robert-bell.org

RICS Regulated by RICS
OnTheMarket
MAYFAIR office.co.uk