



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



9 Southwells Lane
Horncastle, Lincolnshire. LN9 5DT

BELL



9 Southwells Lane Horncastle

9 Southwells Lane is a spacious family home; set to an attractive position on a no-through road development of similar properties. The property provides thoughtfully arranged, accommodation across three stories, alongside garage and driveway parking and a rear garden. With ground-floor dining kitchen and first floor sitting room at the fore, the property is complete with three bedrooms, the master with an en-suite shower room, bathroom, cloakroom and study.

Southwells Lane is within walking distance for most of the centre of this Georgian market town. A full range of services and amenities, including public transport links to Lincoln and the coast, and primary & secondary schooling, are within a convenient range.



ACCOMMODATION

Hallway with wooden front entrance door, wood effect flooring, carpeted staircase to first floor, radiator, ceiling light and power points. Doors to kitchen, cloakroom and to:

Study with wood double glazed sash window to front aspect; wood effect flooring, radiator, ceiling light and power points.

Cloakroom comprising low level WC, pedestal wash hand basin, radiator, wood effect flooring and ceiling light.



Dining Kitchen having wood double glazed sash window and obscure patio door to rear aspect; a good range of modern units to base and wall levels, sink and drainer set to roll edge worktop with space and connections for upright fridge-freezer, under counter washing machine, oven and hob beneath extractor canopy and integrated dishwasher. Tiled floor, radiators, ceiling lights and power points. Door to pantry storage space.

First Floor

Landing with carpeted floor, ceiling light and power points. Doors to first floor accommodation including:

Sitting Room with wood double glazed sash windows to front aspect; carpeted floor, radiator, ceiling light and power points.

Family Bathroom having panel bath with tiled surround and shower over, pedestal wash hand basin and low level WC. Wood effect flooring, radiator and ceiling light.

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

Up carpeted stairs to:

Second Floor

Gallery Landing with carpeted floor, built in airing cupboard, radiator and ceiling light. Doors to further bedrooms.

Principal Bedroom with wood double glazed sash windows to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room comprising shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Wood effect flooring, radiator and ceiling light.

Bedroom with wood double glazed windows to rear aspect; carpeted floor, radiator, ceiling light and power points.





OUTSIDE

A tarmac drive leads through from the front and sweeps around to the **Single Garage** with up and over doors to front, uPVC double glazed window, light and power.

Dedicated driveway parking for two vehicles is laid out before the garage, with a gate through to the rear garden. The rear garden is laid to low maintenance stone chippings with mature flowerbeds and a paved patio seating area.

East Lindsey District Council – 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.

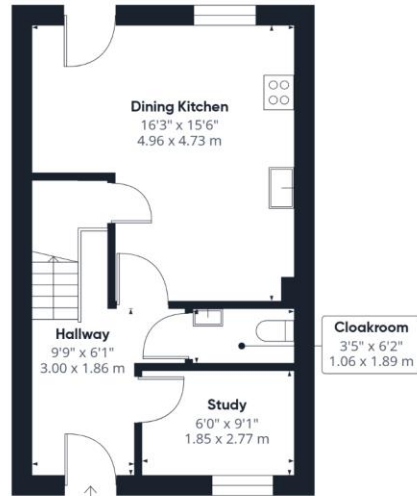
VIEWING: By arrangement with the agent's Horncastle Office

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Brochure prepared 29.07.2025



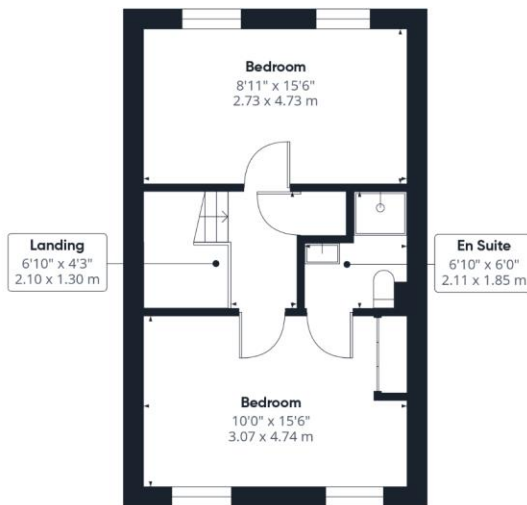




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1292 ft²
120 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.

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DISCLAIMER

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