



52 Revesby Lane
Horncastle, LN9 5FL

BELL



52 Revesby Lane Horncastle

No Onward Chain!

52 Revesby Lane is a spacious, well-presented three bedroom family home; located to an exceptional position on the modern Langton Rise development. With an elevated position above the water capture pond and surrounding green space, and looking across towards the town of Horncastle and undulating hills beyond, the property makes the most of the view with a front-facing Lounge, and master bedroom. The dining kitchen spans the rear, with a conservatory leading off the back; with cloakroom completing the ground floor and two more bedrooms plus family bathroom to the first. There is driveway parking, a single garage, and secure rear garden with lawn and decked seating space. The property benefits from the balance of a 10 year warranty, having completed in 2022.

The well-serviced market town of Horncastle benefits from amenities including supermarkets, doctors surgery, post office, pharmacists, swimming pool and a wealth of other sports facilities plus an extensive range of local, independent shops and eateries. There are also excellent educational facilities including the well-respected Queen Elizabeth's Grammar School at the bottom of Langton Hill, well-placed for this development. The country capital of Lincoln and coastal resort of Skegness lie 21 miles West & East respectively, a regular public bus services runs from the town to both locations.





ACCOMMODATION

Entered to the front through composite door to...

Hallway - with light to ceiling, wood effect flooring, radiator, multiple power points. Wood door to living room, kitchen and cloakroom.

Living Room – with uPVC double glazed windows to front and side, light to ceiling. Radiator, tv point, multiple power points. Wood doors to...

Dining Kitchen – with uPVC double glazed windows to side and rear, lights to ceiling. Excellent range of modern units to base and wall levels, 1 ½ composite sink and drainer to roll edge worktop; oven and hob beneath extractor canopy. Space and connections for upright fridge-freezer, under counter dishwasher. Radiator, wood effect flooring, uPVC double glazed French doors to rear, to...

Conservatory – with uPVC double glazed full height windows to sides and rear, wood effect flooring, multiple power points.

Cloakroom - with light to ceiling, low level W/C, corner pedestal sink. Radiator, wood effect flooring.

First Floor Landing - with light to ceiling, carpet, radiator, multiple power points. Wood doors to bedrooms and bathroom.

Bedroom Three - with uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points.

Bedroom Two - with uPVC double glazed windows to side and rear, light to ceiling. Carpet, radiator, multiple power points.





Family Bathroom - with uPVC double glazed obscure window to side, lights to ceiling. Low level W/C, hand wash basin to storage unit, bath with shower attachment to tiled surround. Heated towel rail, tile effect flooring.

Bedroom One - with uPVC double glazed windows to front and side, light to ceiling. Carpet, radiator, multiple power points. Wood door to

En Suite Shower Room - with uPVC double glazed obscure window to front, lights to ceiling, low level W/C, hand wash basin to storage unit with shaver socket over, corner shower cubicle to tiled surround. Tile effect flooring.

OUTSIDE

The property is located to the end of a no-through, brick paved, road, with driveway parking down the side leading to the **Single Garage** – with up and over door, light and power. The front garden space is laid to lawn with paved path stepping up to the front door.

The rear garden is a child and pet friendly, secure space, predominately laid to lawn with a timber decked seating area to the corner.





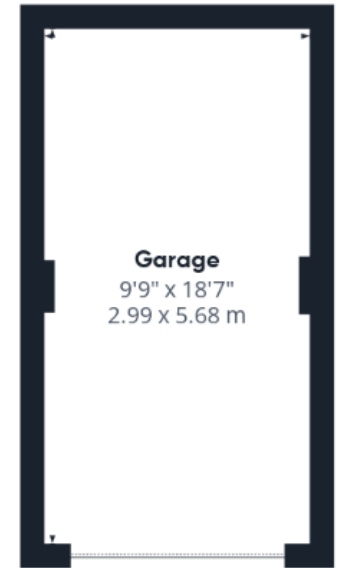
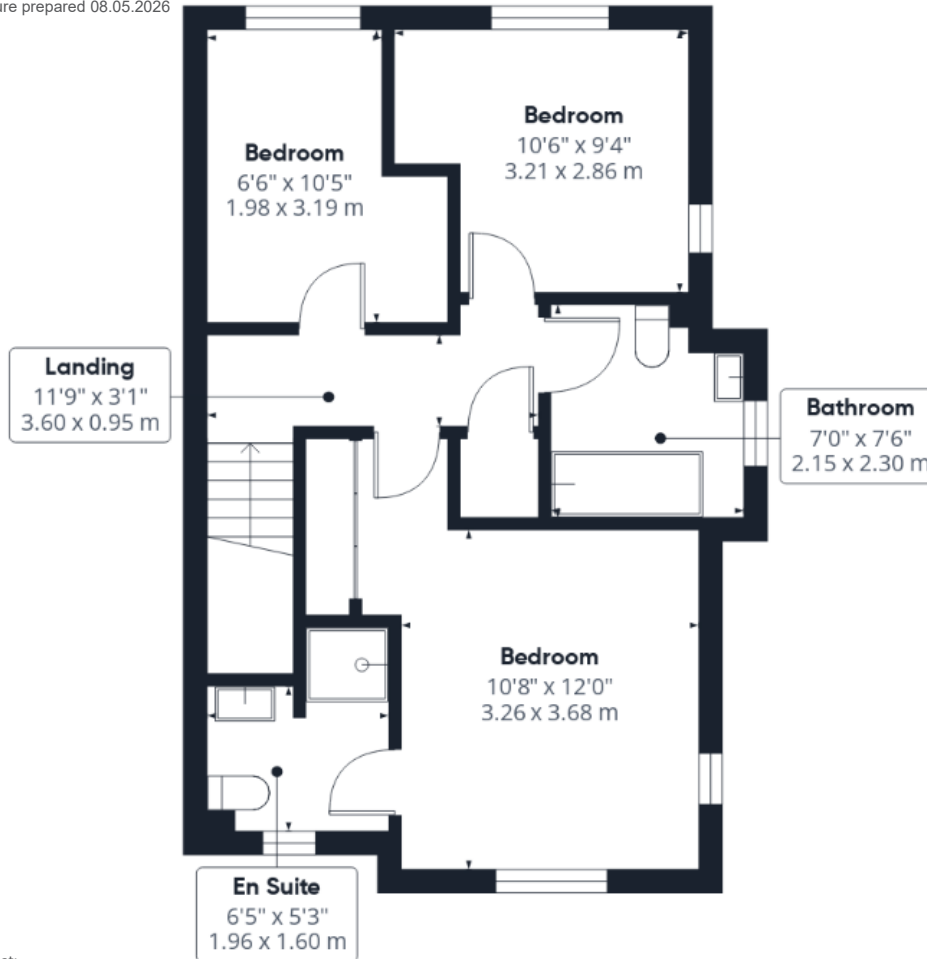
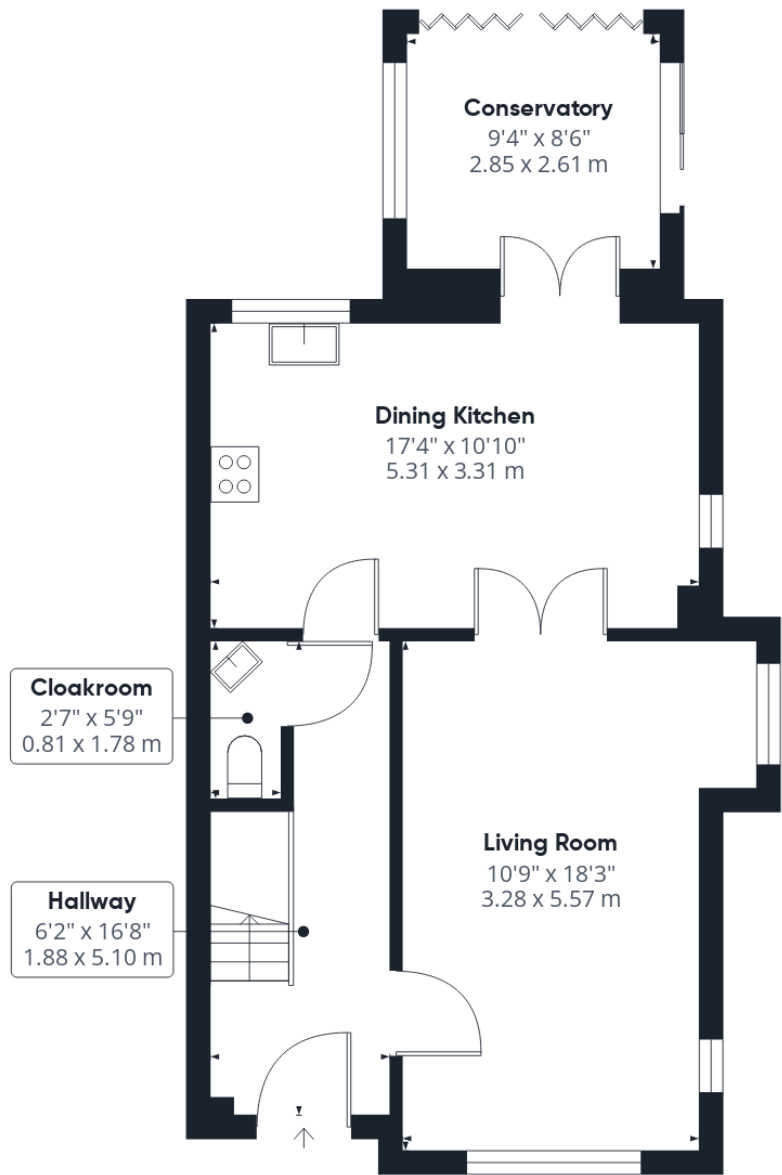
East Lindsey District Council – Tax band: TBC

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 08.05.2026



Approximate total area⁽¹⁾

1242 ft²
115.3 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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