



10, Barley Way
Horncastle, LN9 5SS

BELL



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10 Barley Way is a two-bedroom mid-terrace property providing flowing ground floor accommodation to a South-facing plot on this no through road.

Accommodation comprises a large lounge on entrance, with open arch through to dining kitchen; two bedrooms, family bathroom above. The property enjoys a lawned front garden, courtyard rear garden, single garage and driveway parking.

The property is situated to an ideal family location, with the services and amenities of Horncastle (including primary and secondary schooling) within walking distance for most. Public transport links the town to the East Coast at Skegness and the city of Lincoln - with rail routes to London.

ACCOMMODATION

Living Room

With composite door to front, bay window to front. Light to ceiling, gas fire to stone stand, tv point; multiple power points, radiator. Open archway to dining kitchen.

Kitchen

With uPVC double glazed window to rear, patio door to rear, light to ceiling. Storage units to base and wall levels, 1 1/2 sink and drainer to roll edge worktop. Creda oven and hob, space and connections for under counter fridge, washing machine and further appliance. Tiled flooring.



Landing

Up carpeted stairs with spindle and balustrade; with light to ceiling, carpet, power points, airing cupboard, loft access hatch.

Bedroom 1

With uPVC double glazed window to front, light to ceiling, carpet, multiple power points, radiator. Wood doors to built in wardrobe storage.

Bedroom 2

With uPVC double glazed window to rear, light to ceiling, radiator, carpet, multiple power points.

Bathroom

With uPVC double glazed obscure window to rear, light to ceiling. Low level W/C, pedestal sink, bath with electric shower over and tiled surround. Tile effect flooring, radiator.

Front & Rear Garden

The property is set with a long front garden, lawned with path running through and a small flower bed to the front. With right of access across number nine, the rear garden is a low maintenance gravel space with radial patio - being fenced to ensure a child and pet friendly, secure area.

Garage

With up and over door to front.





COUNCIL TAX: East Lindsey – Tax band: B

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 Sales office
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