



4, Maltings Court
Horncastle, Lincs, LN9 5DS

BELL



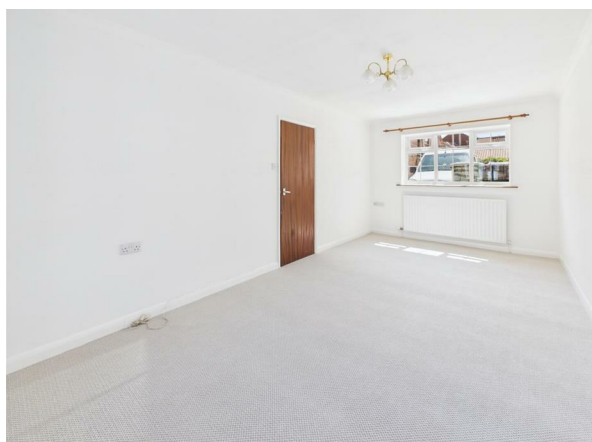


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NO ONWARD CHAIN! 4 Maltings Court is a three-bedroom property located to the heart of the Georgian market town of Horncastle. With a spacious, dual-aspect living room alongside kitchen and entrance hallway to the ground floor; accommodation continues above with the bedrooms plus bathroom. The property has an allocated, off-road parking space.

The property is within walking distance of Horncastle's full range of services, amenities and schools, with public transport links to the city of Lincoln, the East Coast, Woodhall Spa and Tattershall/Coningsby emanating from centre of town.



ACCOMMODATION

Hallway

With obscured double glazed door to front, light to ceiling. Tile effect flooring, multiple power points. Carpeted wood staircase, wood door to kitchen



Kitchen

Having uPVC double glazed window to (southerly) rear aspect, light to ceiling. Storage units to base and wall levels, sink and drainer to roll edge worktop. Indesit oven and magic flame hob beneath extractor canopy, radiator, multiple power points, tile effect flooring. Wood door to lounge.

Living Room

With uPVC double glazed windows to front and rear aspects, light to ceiling. Carpet, radiators, multiple power points.

Landing

With uPVC double glazed obscure window to side, light to ceiling. Loft access hatch, power points. Carpeted.

Bedroom 3

Having uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points.

Bedroom 2

Having uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points

Bedroom 1

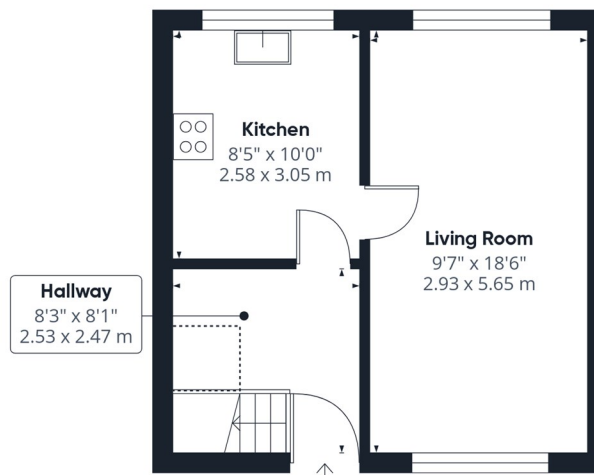
Having uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points

Bathroom

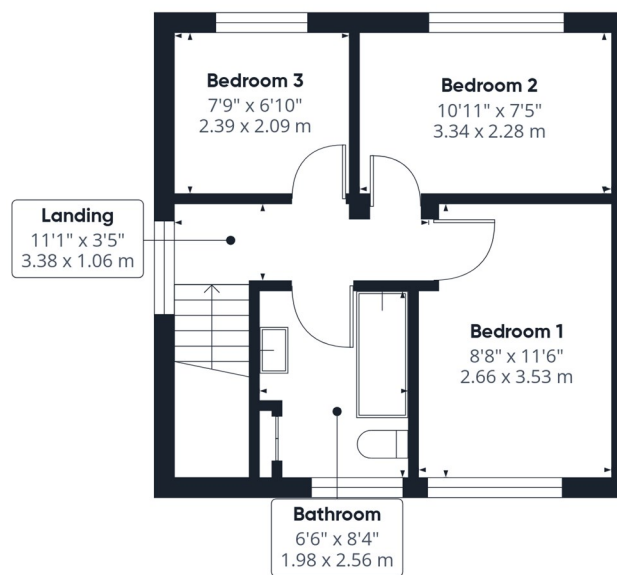
With uPVC double glazed obscure window to front, light to ceiling. Low level wc, pedestal sink, bath with triton electric shower over to tiled surround. Vinyl flooring, radiator, wood door to cupboard housing baxi gas fired boiler. Tiles to walls.

Outside

The property is accessed from Mill Lane, with an allocated parking space on Maltings Court.



Ground Floor



Floor 1



Approximate total areaⁿ

655 ft²
60.7 m²

Reduced headroom

7 ft²
0.7 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.

GIRAFFE360



COUNCIL TAX: – Tax band: A

ENERGY PERFORMANCE RATING: D

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

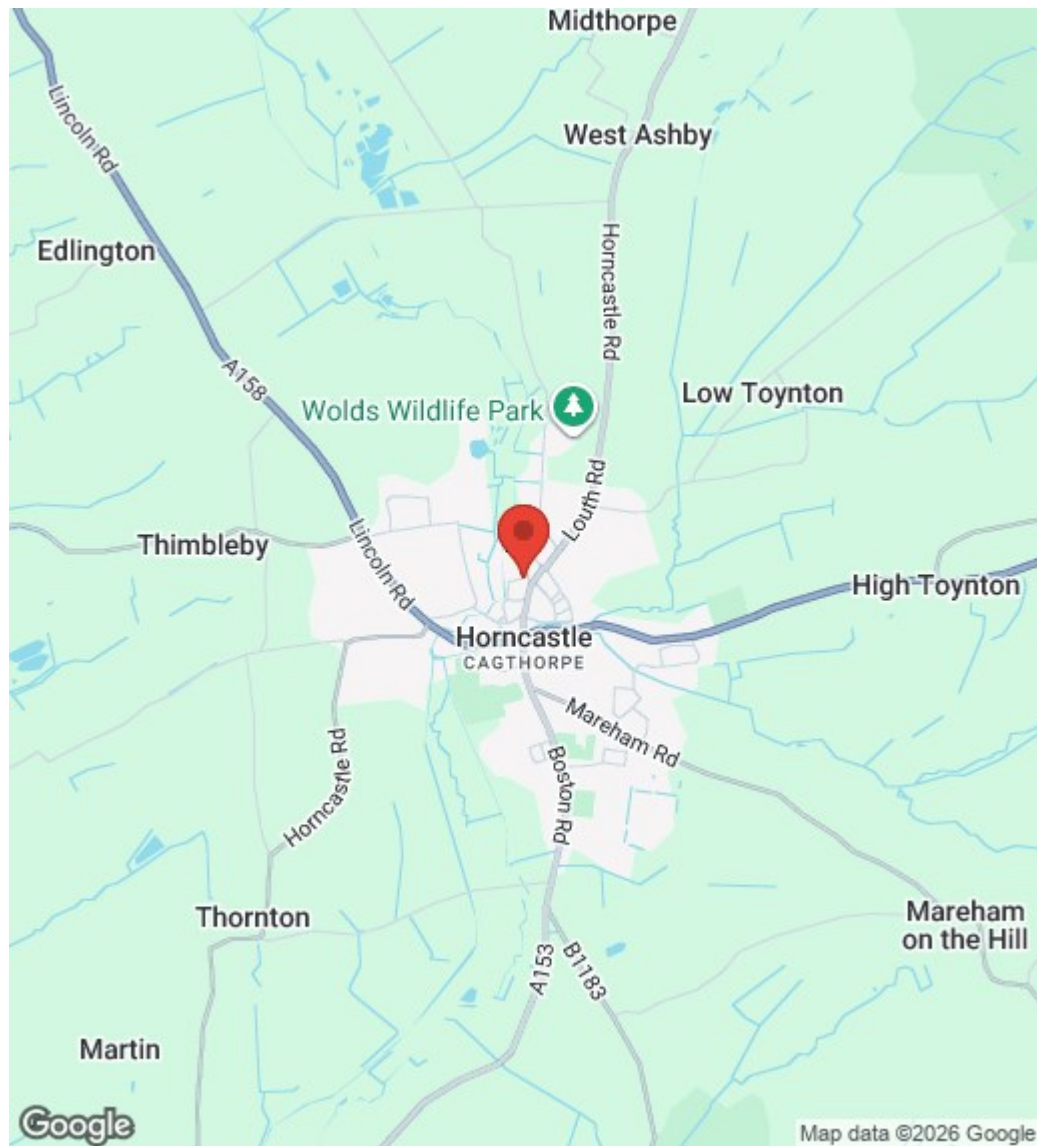
Website: www.robert-bell.org

Brochure prepared: 7th August 2026

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