



**12 Malt Kiln Crescent**  
Horncastle. LN9 5FJ

**BELL**





## 12 Malt Kiln Crescent Horncastle

12 Malt Kiln Crescent is an excellently-presented, four-bedroom detached family home; recently built by Cyden Homes on the Langton Rise development. Boasting flowing ground floor accommodation, the south-facing Lounge leads through to an open dining room and kitchen, plus a versatile garden room.

The first floor comprises four bedrooms, including master with en suite, and the family bathroom; the property being complete with a single garage, driveway parking and well-laid out garden to the rear.

Presented 'as new', the property benefits from a wealth of notable upgrades and selections, including: upgraded kitchen units; upgraded tiling options in the bathroom and en suite shower room; tiling throughout the dining-kitchen.

The property is within walking distance for most of the full range of services and amenities on offer in the Georgian market town of Horncastle, including supermarkets, doctors surgery and public transport links to the coast, and the county city of Lincoln. The town is home to a wealth of schooling including the prestigious Queen Elizabeth's Grammar School.



### ACCOMMODATION

**Hallway** with lights to ceiling, tiled flooring, multiple power points, wood doors to kitchen, cloakroom and...

**Living Room** with uPVC double glazed window to front, light to ceiling, radiator, multiple power points, tv points. Wood doors to...

**Dining Kitchen** with uPVC double glazed windows to rear, lights to ceiling. 1 ½ sink and drainer to square edge worktop; excellent range of storage units to base





and wall levels. Neff appliances, being: integrated oven, four ring hob beneath extractor canopy. Space and connections for upright fridge-freezer and under counter washing-machine; integrated dishwasher.

**Garden Room** – with uPVC double glazed French doors to side, windows to side and rear. Fitted cupboards and shelving, lights to ceiling, carpet, multiple power points, tv point.

**Cloakroom** – with uPVC double glazed window obscure window to side, light to ceiling. Low level wc, pedestal sink, tiled flooring. Built in shoe and coat cupboard with louvre doors.

*Up carpeted, split-level stairs from hallway to...*

**First Floor Landing** – with uPVC double glazed window to side, light to ceiling. Carpet, multiple power points. Wood doors to bedrooms and family bathroom.

**Bedroom (currently Cinema Room)** – with uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.

**Master Bedroom** – with uPVC double glazed window to front, light to ceiling, radiator, carpet, multiple power points. Built in, adapted, mirror fronted triple wardrobe incorporating a range of shelving and rails. Wood door to...

**En Suite Shower Room** – with uPVC double glazed window to side, light to ceiling. Low level WC, pedestal sink, tiled shower cubicle. Shaver socket, heated towel rail, tiled flooring.

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

**Family Bathroom** – with uPVC double glazed obscure window to rear, light to ceiling. Low level WC, pedestal sink, bath with shower over. Heated towel rail.

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







## OUTSIDE

The property is set to a small no-through road, brick paved, with driveway and path leading to the front. An up and over door accesses the garage, with light and power. The front garden is set to a low-maintenance, clover lawn.

The garden is laid to lawn, with extended, paved patio leading off the garden room doors and further, gravelled, seating space to the side. With bark-chipped trampoline area and mature flower beds to the sides and rear, the garden is a child and pet friendly space being secured by timber fencing and gates. Down one side is a covered storage space, accessed from the rear.

**East Lindsey District Council – Tax band: tbc**

**ENERGY PERFORMANCE RATING: tbc**

Mains water, electric, drainage and gas.

**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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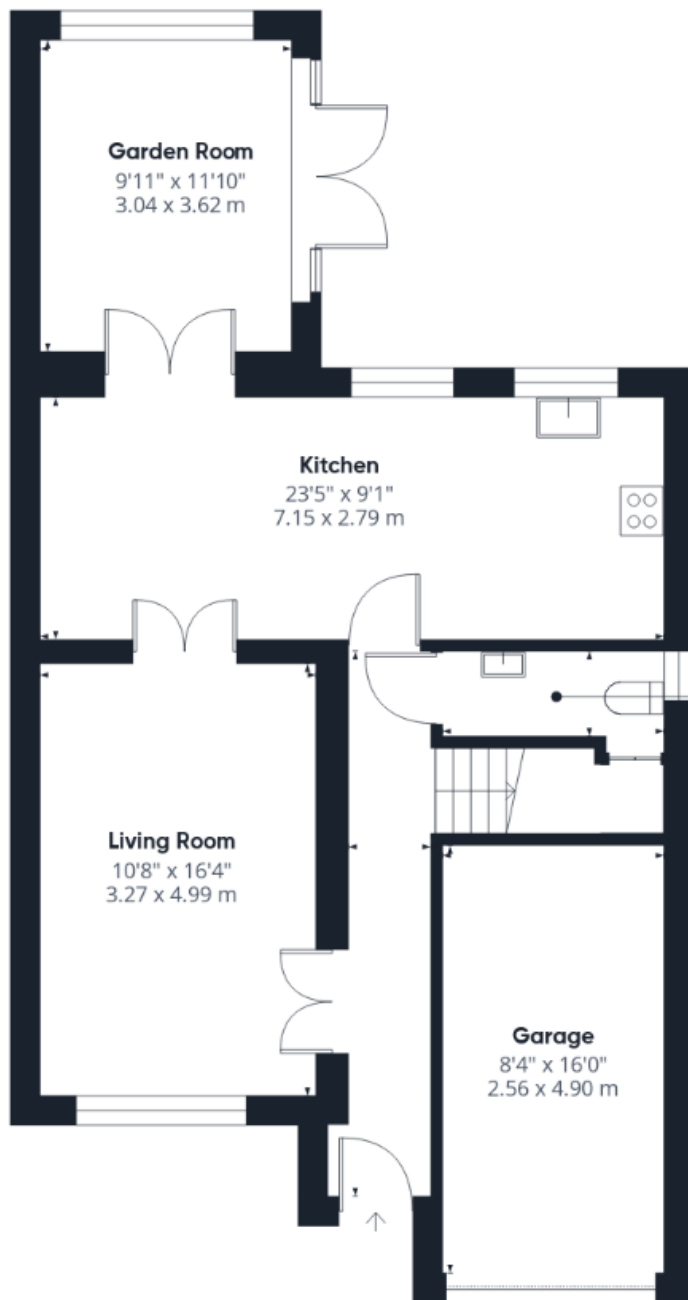
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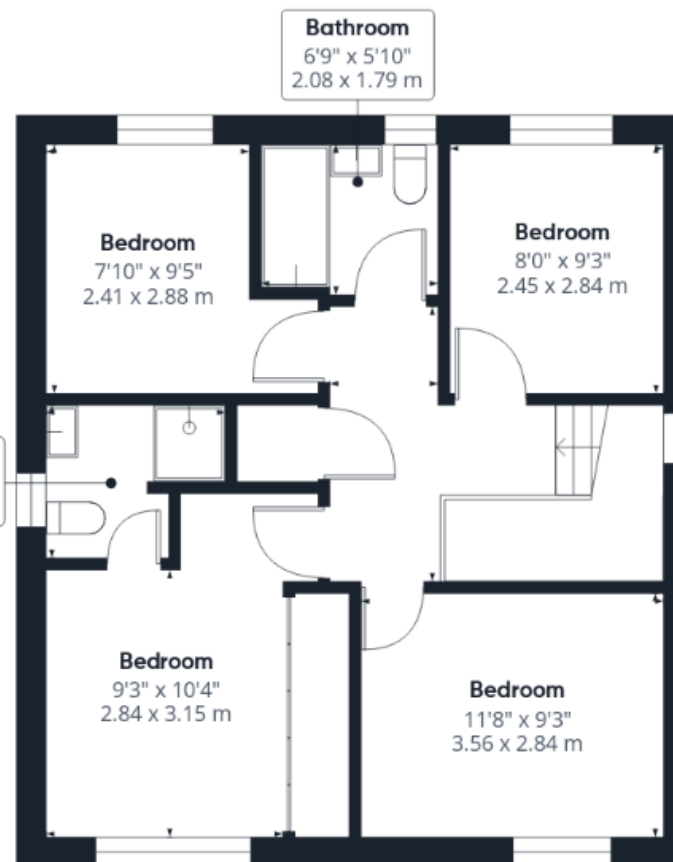






**Cloakroom**  
8'0" x 3'5"  
2.45 x 1.04 m

**En Suite**  
7'1" x 5'7"  
2.18 x 1.72 m



### Approximate total area<sup>(1)</sup>

1328 ft<sup>2</sup>  
123.3 m<sup>2</sup>

(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**

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