



16 Revesby Lane
Horncastle, Lincolnshire. LN9 5FL

BELL



16 Revesby Lane Horncastle

16 Revesby Lane is a modern, three-bedroom, semi-detached home enjoying a quiet position on a no-through road. Opposite the children's play area and with a view across town and the hillside beyond from in front of the property, this family home enjoys a secure garden, driveway and garage parking and flowing ground floor accommodation, comprising: a large, front facing lounge, with double doors to the dining room open to kitchen.

A footpath leads from the front down to Osborne Way, offering convenient pedestrian access to Horncastle and it's full range of services, amenities and schooling – including a wealth of sporting facilities and the prestigious Queen Elizabeth's Grammar School located to the 'nearside' of town for Revesby Lane. 21 miles to the West is the county city of Lincoln, while the beautiful East Coast is the same distance to the East.

ACCOMMODATION

Entrance Hallway with composite entrance door, carpeted staircase with spindle and balustrade, wood effect flooring, radiator and ceiling light. Door to under stairs storage space, doors to kitchen and to:

Lounge having uPVC double glazed bay window to front, window to side aspect; carpeted floor, radiator, ceiling lights and power points. Wood double doors to:

Dining Kitchen having uPVC double glazed window and French doors to rear aspect; modern units to base and wall levels, 1 1/2 bowl sink and drainer to bevel edge worktop with space and connections for washing machine, fridge-freezer, Bosch oven, four ring hob beneath extractor canopy. Tiled floor, radiator, ceiling lights and power points.





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

First Floor - Landing with carpeted floor, radiator, built in storage space, ceiling light and power points. Doors to bedrooms and bathroom,

Master Bedroom having uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room having uPVC double glazed obscure window to front aspect; shower cubicle with tiled surround, wash hand basin inset to storage unit and low level WC. Wood effect flooring, heated towel rail and ceiling light.

Bathroom having uPVC double glazed obscure window to side aspect; bath with shower over, tiled surround, pedestal wash hand basin and low level WC. Vinyl flooring, heated towel rail and ceiling light.

Bedroom 2 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 3 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

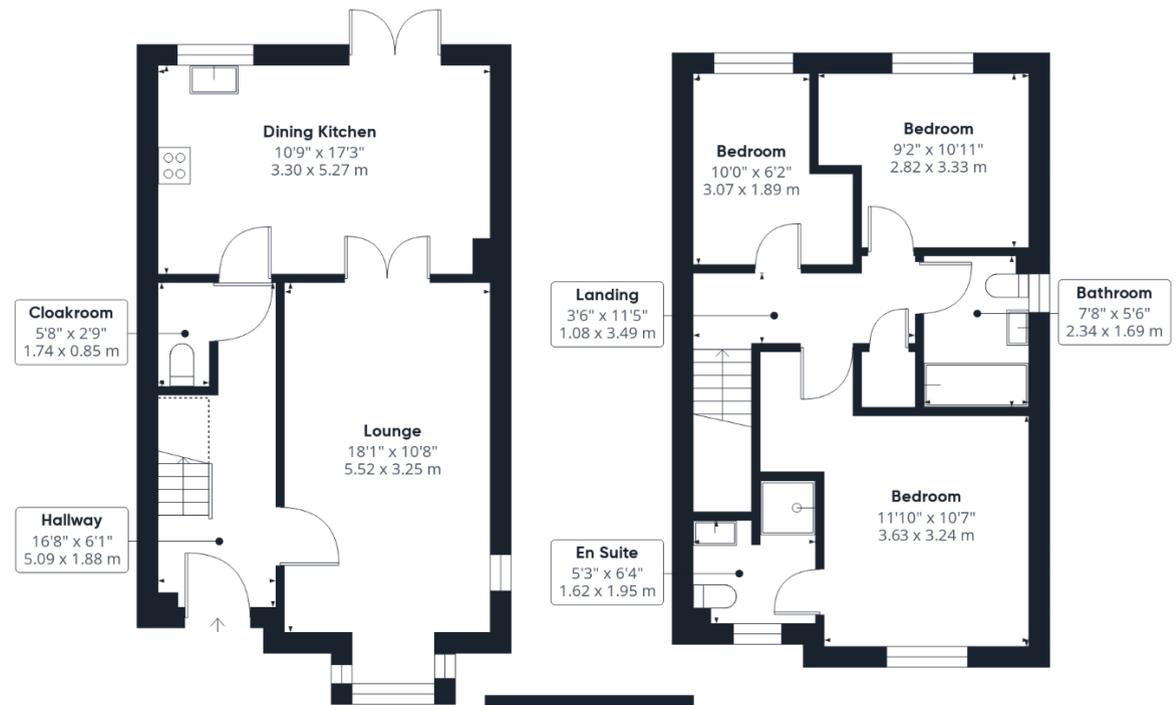
The property is located to a no-through road position, up brick paved approach and to a side driveway; offering parking space for multiple vehicles and leading to the **Single Garage** with up and over door; light and power.

The front is set with lawned space, and paved steps up to the front door. A gate from the driveway accesses the rear garden, a child and pet friendly secured space predominantly laid to lawn with paved patio off the French doors.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: B Gas central heating.





Approximate total area⁽¹⁾

1126 ft²
104.6 m²

Reduced headroom

13 ft²
1.2 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.

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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
 Old Bank Chambers, Horncastle. LN9 5HY.
 Tel: 01507 522222;
 Email: horncastle@robert-bell.org;
 Website: <http://www.robert-bell.org>

Brochure prepared 24.3.2026



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