



**9 Mill Lane**  
Horncastle. LN9 5DS

**BELL**





## 9 Mill Lane Horncastle

9 Mill Lane is a well-presented, two-bedroom mid-terrace property situated to the heart of Horncastle. With spacious living and dining room spaces to the front, the ground floor is completed by a kitchen at the rear; with both bedrooms and the bathroom to the first floor. An outbuilding provides useful storage space.

The property is within walking distance of the full range of services and amenities this Georgian market town has to offer; with public transport links across to the East Coast and the city of Lincoln emanating from the centre of Horncastle.

### ACCOMMODATION

*Entered to the front through uPVC double glazed door to...*

**Dining Room** – with uPVC double glazed window to front, light to ceiling. Wood flooring, radiator, multiple power points; carpeted stairs to first floor, wood doors to kitchen and...

**Living Room** – with uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points. Electric fire to wood surround with tv point above.

**Kitchen** – with uPVC double glazed window to rear, light to ceiling. Storage units to base and wall levels; sink and drainer to roll edge worktop. Oven and induction hob beneath extractor canopy, space and







connections for under counter washing machine, upright fridge-freezer. Patio door to side, radiator, tiled flooring.

**First Floor Landing** – with uPVC double glazed window to front, light to ceiling. Radiator, carpet, power point. Wood doors to bedrooms and bathroom.

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

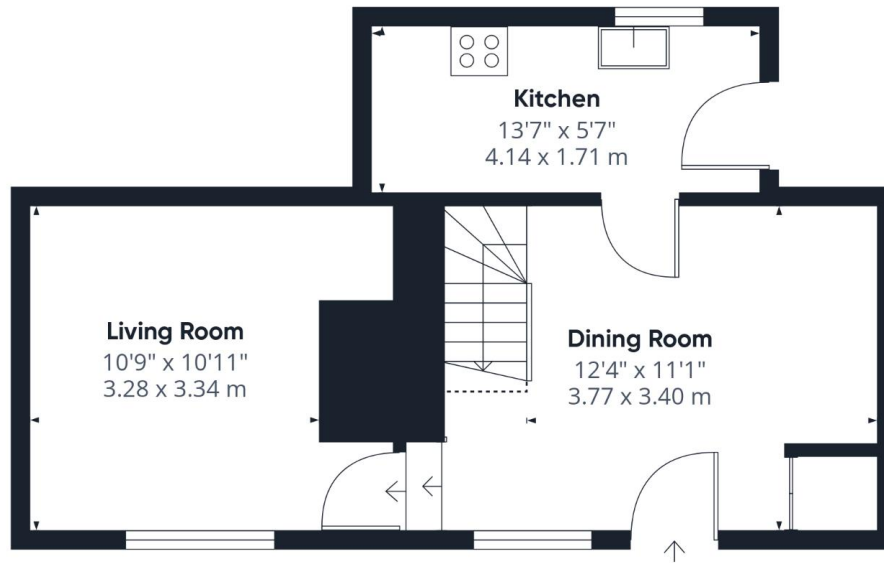
**Bathroom** – with uPVC double glazed obscure window to rear, low level W/C, pedestal sink, panel bath with shower over. Tiles to walls and floor; radiator, wood door to airing cupboard.

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

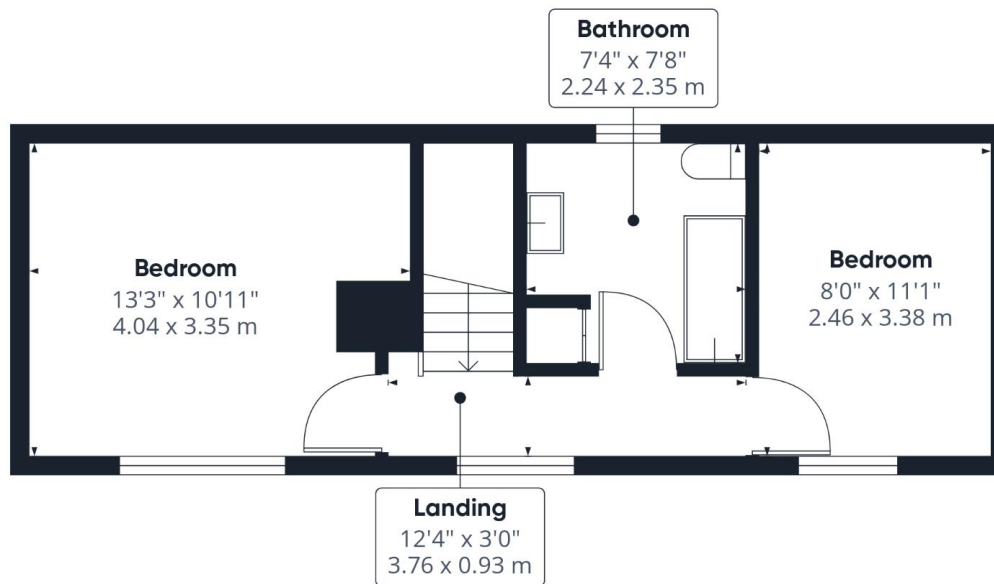
## OUTSIDE

The property is approached straight off Mill Lane, with unrestricted street-side parking available. A side (shared) passageway leads to the kitchen door, and continues across the back to a single brick **Outbuilding** storage space.





Ground Floor



Floor 1



DISCLAIMER

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- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

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

698 ft<sup>2</sup>  
64.7 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(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

East Lindsey District Council – Tax band: TBC

ENERGY PERFORMANCE RATING: 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 29.04.2026



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