



13, Lord Allerton Way  
Horncastle, LN9 5FG

**BELL**





## 13, Lord Allerton Way

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13 Lord Allerton Way is a modern, three-bedroom, semi-detached home enjoying a secure garden, driveway parking and flowing ground floor accommodation, comprising: a large, front facing lounge, with double doors to the dining room open to kitchen. Above are the bedrooms, including master with en suite, and family bathroom while the lion's share of the garage has been modified to offer a versatile office/studio/garden room stepping out to the rear.

The property benefits from the remaining balance of an 10 year NHBC warranty and boasts an excellent EPC 'B' rating.

Within convenient distance are Horncastle'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 same side of town as this development. 21 miles to the West is the county city of Lincoln, while the beautiful coast is the same distance to the East - public transport runs from the market place to both; a new bus route also links Horncastle to Coningsby and Woodhall Spa.



## ACCOMMODATION

### Hallway

With composite double glazed door to front, light to ceiling. Carpet, radiator, multiple power points. Carpeted stairs to first floor.

### Lounge

Having uPVC double glazed bay window to front, window to side. Light to ceiling, carpet, radiator, multiple power points. Wood double doors to dining space.



### **Dining Kitchen**

With light to ceiling, uPVC double glazed window and French doors to rear. Lights to ceiling. Units to base and wall levels, integrated dishwasher. Space and companion for under counter washing machine, upright fridge-freezer. Quartz sink and drainer to roll edge worktop, Neff oven and grill, four ring hob. Extractor canopy. Wood effect flooring. Radiator.

### **Cloakroom**

With light to ceiling, low level wc, pedestal sink, radiator, tiled flooring.

### **Bedroom 1**

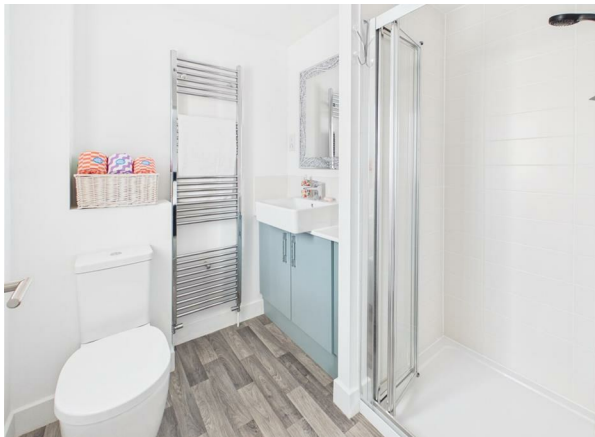
Having uPVC double glazed window to front aspect, light to ceiling. Carpet, radiator, multiple power points. Wood door to en suite shower room.

### **En Suite**

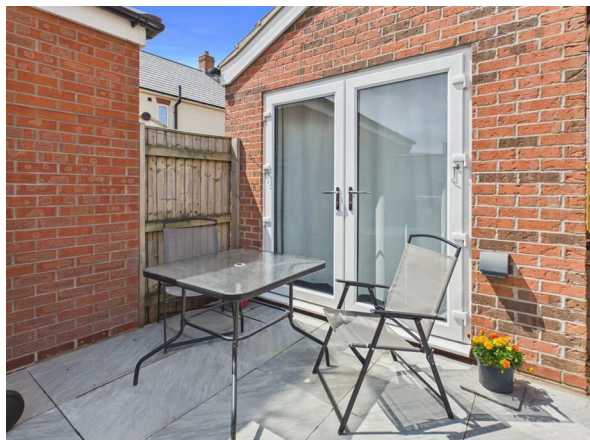
With uPVC double glazed obscure window to front, light to ceiling. Low level wc, hand wash basin to storage unit, shower cubicle with tiled surround. Wood effect flooring, heated towel rail. Shaver socket.

### **Bathroom**

With uPVC double glazed obscure window to side, light to ceiling. Low level wc, pedestal sink, bath with monsoon and regular shower heads over. Tile effect flooring, heated towel rail.







### **Bedroom 2**

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

### **Bedroom 3**

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

### **Outside**

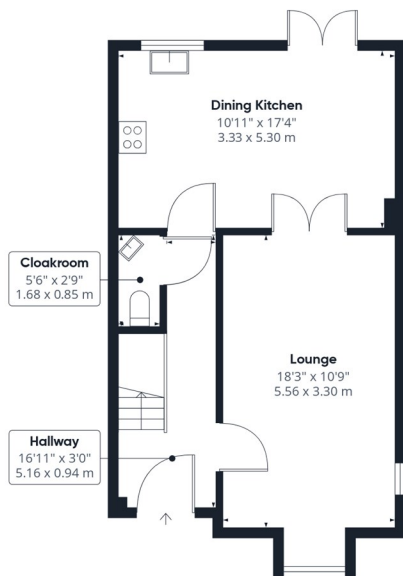
The property is set with a brick paved driveway to the front, leading to the garage, and lawned garden space with path to the front door. Gates down the side provide access to and security of the rear garden, a child and pet friendly space, laid to lawn with mature flower beds and paved patio areas leading off the dining kitchen and the studio/office.

### **Office / Studio**

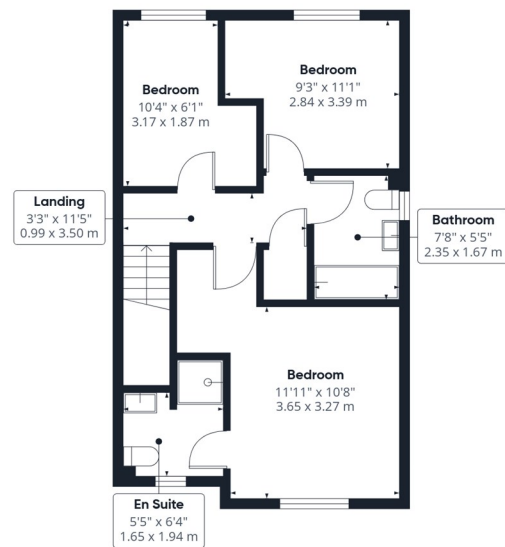
With uPVC double glazed French doors to rear, light and power connected.

### **Store**

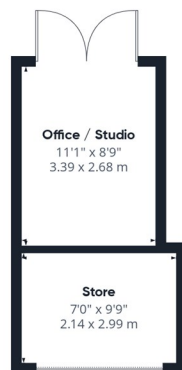
Former Garage, with up and over door onto driveway to front.



**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2



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

1141 ft<sup>2</sup>

105.9 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**



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 | 85      |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |                            |
|-----------------------------------------------------------------|---------|-----------|----------------------------|
|                                                                 | Current | Potential |                            |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |                            |
| (92 plus) A                                                     |         |           |                            |
| (81-91) B                                                       |         |           |                            |
| (69-80) C                                                       |         |           |                            |
| (55-68) D                                                       |         |           |                            |
| (39-54) E                                                       |         |           |                            |
| (21-38) F                                                       |         |           |                            |
| (1-20) G                                                        |         |           |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |                            |
| England & Wales                                                 |         |           | EU Directive<br>2002/91/EC |

**COUNCIL TAX:** – Tax band: B

**ENERGY PERFORMANCE RATING:** B

**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](mailto:horncastle@robert-bell.org)

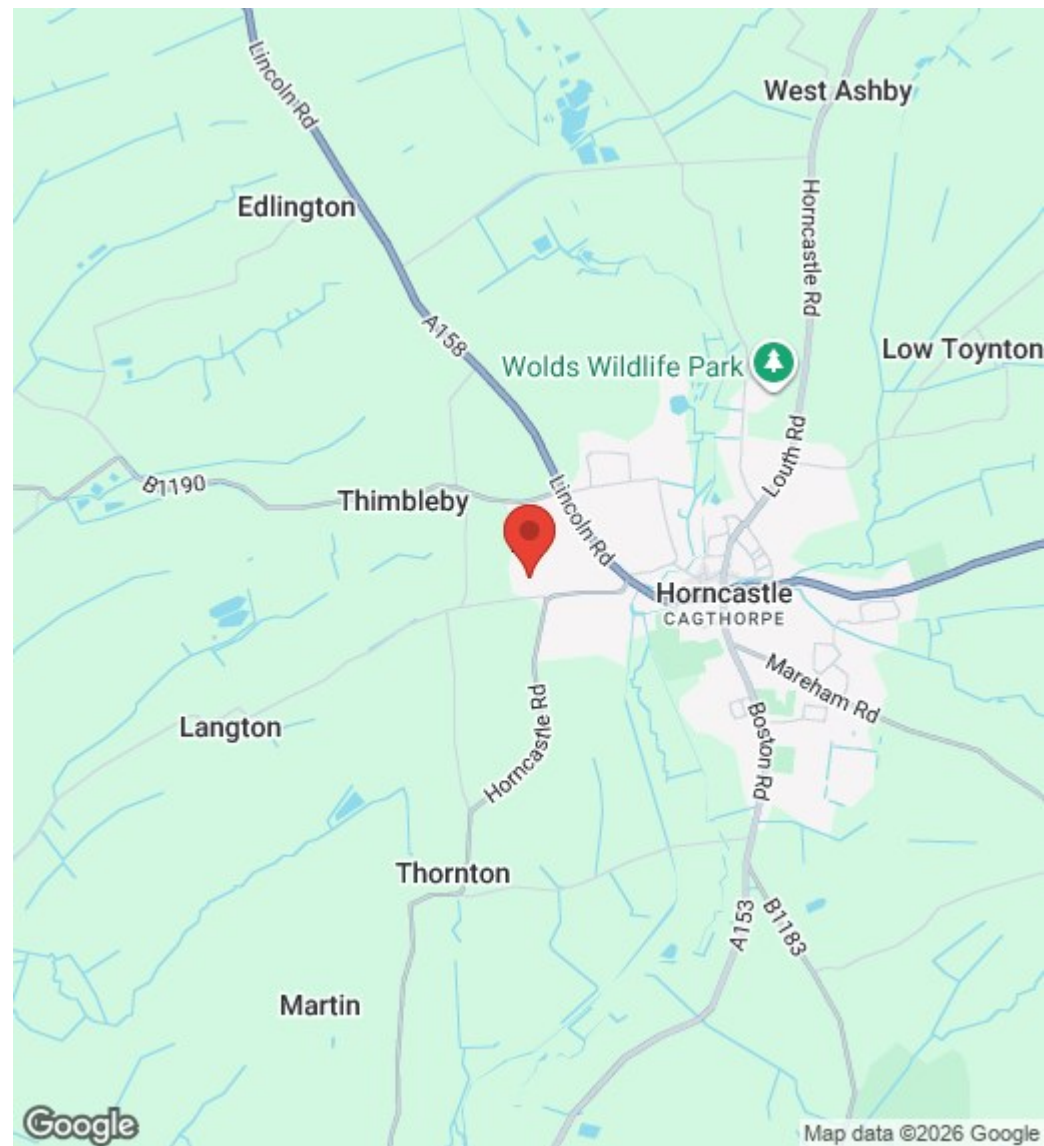
**Website:** [www.robert-bell.org](http://www.robert-bell.org)

**Brochure prepared:** 23rd July 2026

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