



**10 The Sidings**  
Horncastle, Lincolnshire. LN9 5UA

**BELL**



## 10 The Sidings Horncastle

10 The Sidings is a spacious family home with 5 bedrooms plus study/bedroom across three floors, with a series of flexible spaces suiting a range of requirements. Occupying a South-facing, corner plot towards the edge of Horncastle, the property is within convenient distance of the town's full range of services, amenities and schooling – with the Queen Elizabeth's Grammar School close by.

The ground floor is laid out with a front-facing living room, stepping through to dining room and continuing to the wide conservatory, and kitchen with utility and pantry alongside. A large study or potential bedroom is alongside the shower room – providing potential for multigenerational living. Above are three large double bedrooms (master with en-suite) plus one single bedroom, family bathroom and access to second floor bedroom/craft room or games room.

Externally, the property provides brick paved parking space to the front suitable for multiple vehicles, a detached double garage, lawned garden with patio seating areas to the rear and lawn and storage spaces down either side.



### ACCOMMODATION

**Hallway** with uPVC double glazed obscure front entrance door, tiled floor, carpeted stairs with spindle and balustrade to first floor, radiator, ceiling light. Doors to kitchen, cloak store, shower room, bedroom/study and:

**Living Room** having uPVC double glazed bay window to front aspect; electric fireplace with stone style surround



and gas point, French oak flooring, radiators, ceiling and wall lights and power points. Wood French doors to:

**Dining Room** with French oak flooring, two radiators, ceiling light and power points. uPVC double glazed French doors to conservatory, open doorway to kitchen.

**Conservatory** with uPVC double glazed windows to sides and rear aspects; tiled floor, radiator, ceiling light with fan and power points. uPVC double glazed French doors to:

**Kitchen** having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer to roll edge worktop with breakfast bar, space and connections for under counter appliance, Indesit oven, AEG Gas hob beneath extractor. Tiled floor, and ceiling light. Door to:

**Utility** having uPVC double glazed obscure windows to side and rear aspects; sink and drainer to roll edge worktop, space and connections for upright fridge-freezer, under counter washing machine and dryer, tiled floor, radiator and ceiling light. Door to pantry.

**Bedroom / Study** with uPVC double glazed windows to front, window to side aspect; carpeted floor, radiator, ceiling lights and power points.

**Shower Room** comprising Shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tiled floor, radiator and ceiling light.

#### First Floor

**Landing** with uPVC double glazed windows to front and rear aspects; carpeted floor, built in storage space, radiators, ceiling light and power points. Doors to:

**Bedroom 1** having uPVC double glazed bay window to front aspect; built in bank of wardrobes, radiator, ceiling light, ceiling fan, and power points. Door to:

**En-suite Shower Room** having uPVC double glazed obscure window to side aspect; shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tiled floor, radiator and ceiling light.





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

**Bathroom** having uPVC double glazed obscure window to rear aspect; P shaped bath with shower over and tiled surround, wash hand basin to storage unit and low level WC. Tiled flooring, further wall storage units, radiator and ceiling light.

**Bedroom 2** having uPVC double glazed windows to front and side aspects; built in wardrobe storage, carpeted floor, radiator, ceiling lights and power points.

**Bedroom 4** having UPVC double glazed window to front aspect; built in wardrobe and cupboard storage space, carpeted floor, loft access hatch, radiator, ceiling light and power points.

Up carpeted stairs with spindle and balustrade to:

## Second Floor

**Landing** with Velux skylight to rear,

**Bedroom** having skylights to front and rear, extensive wardrobe and storage, plus two access points to roof storage, carpeted floor, radiator, ceiling lights and power points.

## OUTSIDE

The property is approached to the front up a brick paved driveway providing ample parking and turnaround space for multiple vehicles and access to the **Double Garage** with electric up and over doors to side, light and power and EV charger. The front is continued by a brick wall and fencing, with slate and stone chipped beds. Personnel gates lead down either side; to paved and lawned areas, continuing through to the rear garden.

To the rear is a well-presented garden, predominantly laid to lawn with paved seating spaces off the rear and to the corner.





East Lindsey District Council – Tax band: E

**ENERGY PERFORMANCE RATING:**

**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...

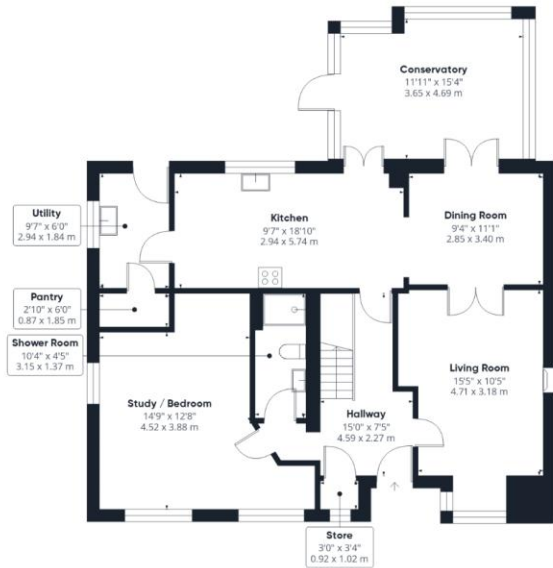
Old Bank Chambers, Horncastle. LN9 5HY.  
Tel: 01507 522222;  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org>

Brochure prepared 5.6.2026

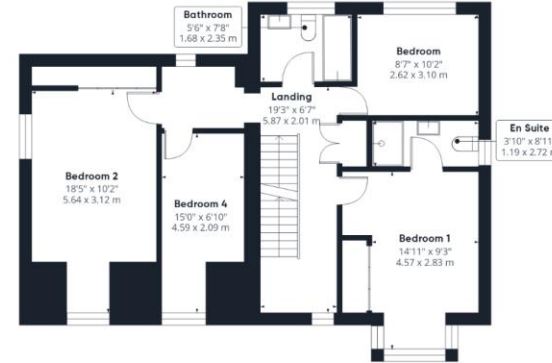
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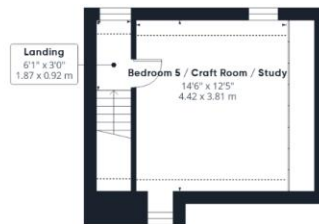
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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



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

2466 ft<sup>2</sup>  
229.1 m<sup>2</sup>

**Reduced headroom**

38 ft<sup>2</sup>  
3.5 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



Old Bank Chambers, Horncastle. LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

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

