



25 Mark Avenue  
Horncastle, Lincolnshire. LN9 5BD





## 25 Mark Avenue Horncastle

25 Mark Avenue is a well-presented, two-bedroom detached bungalow set back from the road with attractive, excellently maintained gardens to the front and rear. Located to a popular residential area of the market town of Horncastle, the property is within convenient distance of a full range of services and amenities, with public transport linking the town to the coast and the city of Lincoln.

The bungalow enjoys a front-facing kitchen and lounge, bedroom one, second bedroom or dining room, shower room; full width garden room to the rear and an office/store/snug to the former garage. The rear faces South, enjoying sunlight throughout the day. There is ample parking for multiple vehicles including a caravan/motorhome.

### ACCOMMODATION

**Hallway** with uPVC double glazed side entrance door, carpeted floor, built in airing cupboard, loft access hatch, radiator and ceiling lights. Doors to accommodation including:

**Kitchen** having uPVC double glazed window to front aspect; a good range of storage units to base and wall levels, sink and drainer to roll edge worktop, cooker, space and connections for under counter appliances. Tiled floor, ceiling light and power points.

**Lounge** having uPVC double glazed window to front aspect; wood burning stove to slate stand, carpeted floor, radiator, TV point, ceiling light and power points.





**Shower Room** having uPVC double glazed obscure window to side aspect; shower cubicle, pedestal wash hand basin and low level WC. Tile effect flooring, radiator and ceiling light.

**Bedroom 1** with wood window to garden room to rear; carpeted floor, lights to wall and ceiling and power points.

**Bedroom 2 / Dining Room** with carpeted floor, radiator, ceiling light and power points. uPVC double glazed French doors to:

**Garden Room** having uPVC double glazed French doors and windows to rear aspect; carpeted space and wood effect flooring to rest, wall lights and power points. Door to:

**Office / Store** with uPVC double glazed windows to front and rear aspect; carpeted floor, radiator, ceiling lights and power points.

## OUTSIDE

The property is approached up a long, brick-paved driveway providing ample off-road parking space for multiple vehicles and leading to further parking down the side. A gate secures the south facing, child and pet friendly rear garden.

Both the front and rear garden are well-landscaped, with lawned spaces complemented by mature beds home to a variety of flowers and shrubs. Fruit trees are interspersed throughout the rear garden, which is complete with paved patio seating spaces; a timber **Shed, Greenhouse** and vegetable patch.

East Lindsey District Council – Tax band: TBC

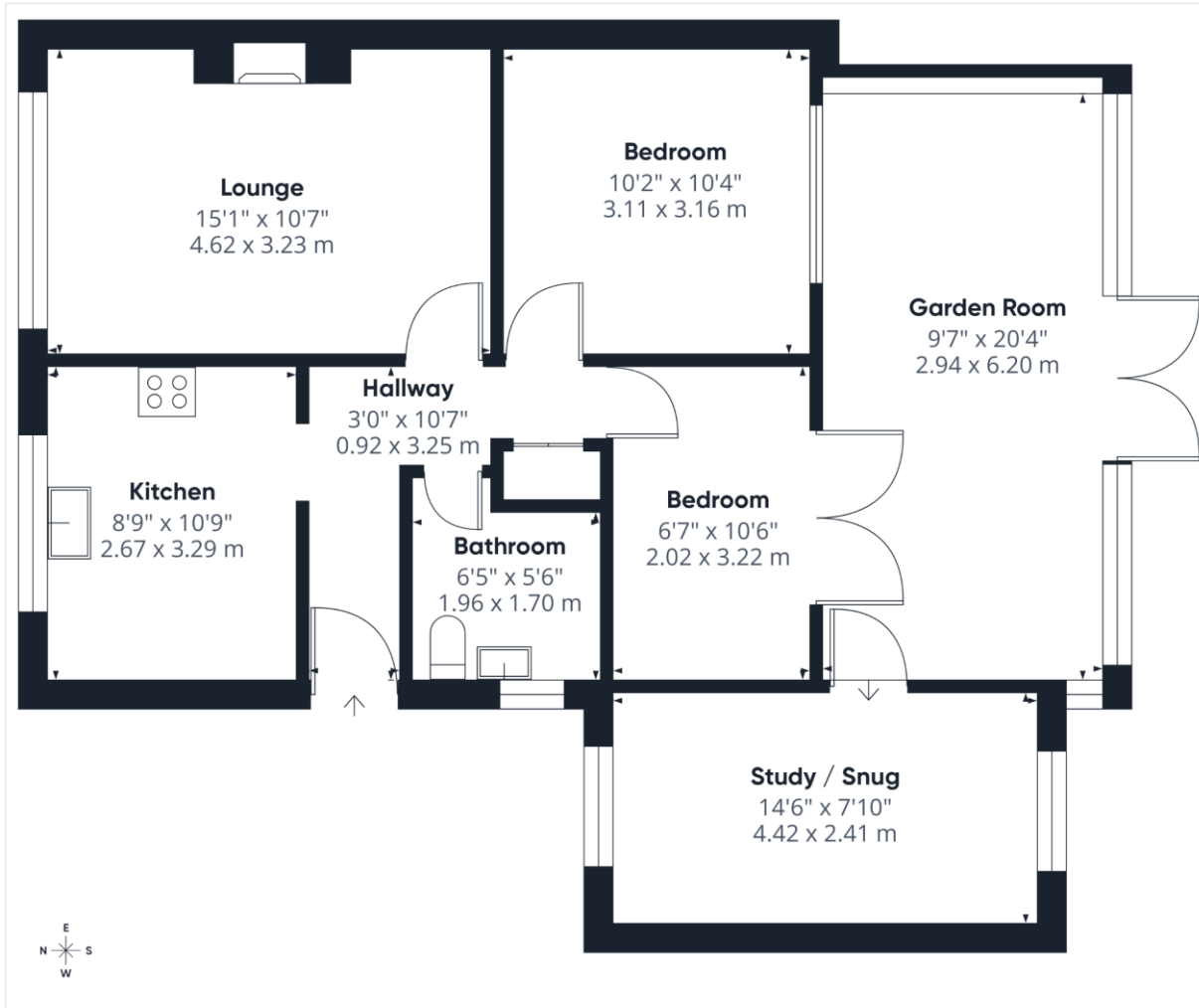
ENERGY PERFORMANCE RATING:

**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 22.05.2026





Approximate total area<sup>(1)</sup>  
857 ft<sup>2</sup>  
79.6 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

**DISCLAIMER**

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:  
 - 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;  
 - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;  
 - No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.  
 - 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.



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)

