



**14 John Brown Close**  
Horncastle, Lincolnshire. LN9 5GD





## 14 John Brown Close Horncastle

14 John Brown Close is a well-presented, spacious, three-bedroom family home, situated to a no-through road. Within convenient walking distance of Horncastle' services, amenities, schooling and public transport links to Lincoln and the coast, the property is offered to the market with **NO ONWARD CHAIN!**

Accommodation comprises entrance hallway and cloakroom, living room with double doors to breakfast kitchen and bright garden room at the rear; three bedrooms above and a family bathroom. Driveway parking, gardens to the front and rear and a useful garage / workshop complete the plot.

### ACCOMMODATION

**Entrance Hallway** with composite front entrance door, uPVC double glazed window to side aspect; wood effect flooring, carpeted staircase to first floor, radiator and ceiling light. Doors to living room and to:

**Cloakroom** with uPVC double glazed obscure window to front aspect; low level WC, wash hand basin, radiator, ceiling light and wood effect flooring.

**Lounge** having uPVC double glazed window to front aspect; wood effect flooring, built in under stairs storage spaces, radiator, ceiling light and power points. Wood double doors to:

**Breakfast Kitchen** having a good range of storage units to base and wall levels, Conspire sink and drainer to roll edge worktop with space and connections for under counter washing machine, upright fridge-freezer. Wall mounted gas fired Worcester boiler, wood effect floor, radiator and ceiling light. Open double doorway to:





**Garden Room** with uPVC double glazed door to side, windows to rear aspect; wood effect flooring, radiator, ceiling light and power points.

#### First Floor

**Gallery Landing** with carpeted floor, ceiling light and power points. Doors to:

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

**Bedroom 1** having uPVC double glazed window to rear aspect; carpeted floor, built in bank of wardrobes and storage spaces, radiator, ceiling light and power points.

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

**Bathroom** having uPVC double glazed obscure window to front aspect; panel bath with shower over, board surround, pedestal wash hand basin and low level WC. Mosaic tile effect flooring, heated towel rail and ceiling light.

#### OUTSIDE

The property is approached up a tarmac driveway, providing off road parking and leading through double vehicle gates to the **Garage** with double doors to front and uPVC double glazed obscure window to side; light and power.

The front garden is laid to low-maintenance slate chippings with mature shrubs to radial beds; the rear enjoys a south-facing patio seating area and lawn; and is child and pet friendly being secured by timber fencing.



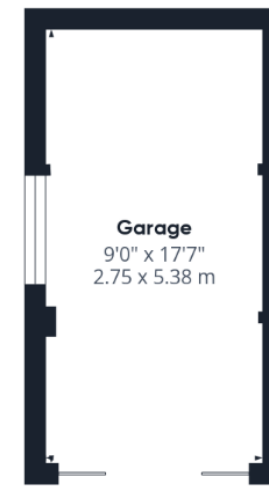
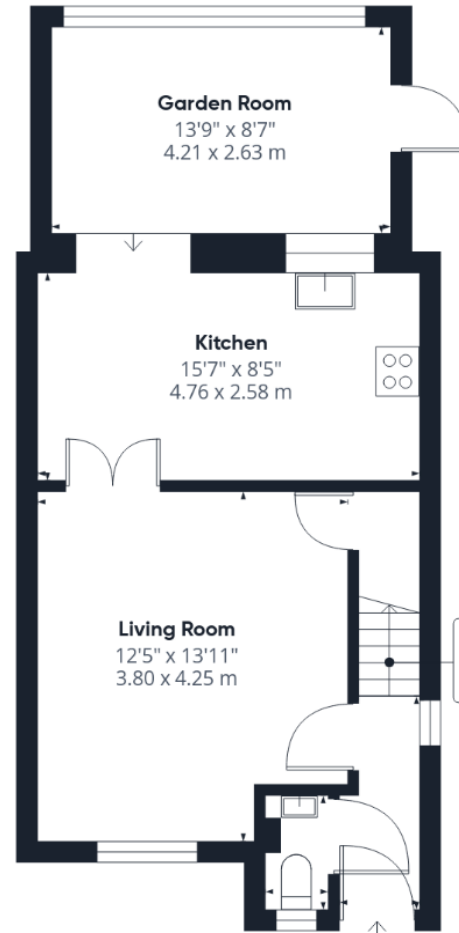
**East Lindsey District Council – Tax band:**

**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 29.05.2026



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

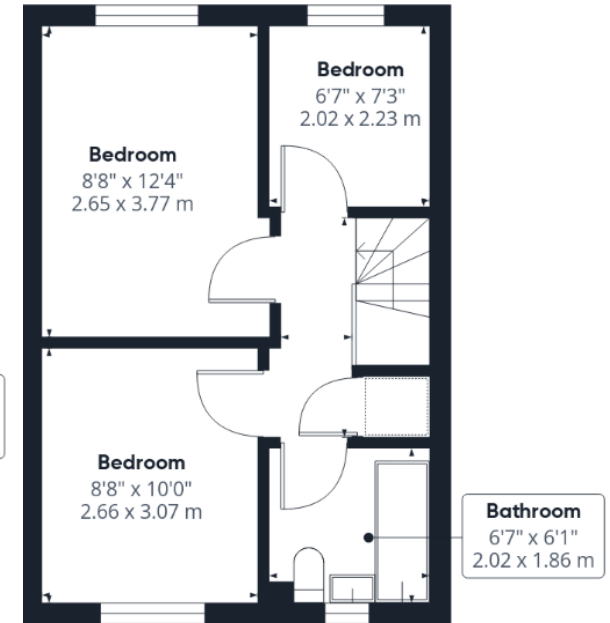
964 ft<sup>2</sup>

89.5 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.

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**DISCLAIMER**

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