



10 Bells Yard
Horncastle, Lincolnshire. LN9 5BT

BELL



10 Bells Yard Horncastle

10 Bells Yard Close is a spacious four-bedroom family home, located to a quiet yet central position within the well-served market town of Horncastle. With a full range of amenities and schooling within walking distance for most, the property enjoys a modern feel throughout with a full-length Living Room; versatile Dining Room or Snug stepping through to the well-appointed kitchen plus utility and cloakroom to the ground floor; four bedrooms, including master with en suite, and family bathroom to the first.

Complete with driveway parking, a single garage and attractive rear garden, the property will suit a range of potential purchasers.

ACCOMMODATION

Hallway with uPVC double glazed front entrance door, carpeted floor, carpeted staircase with wood spindle and balustrade to first floor, radiator, ceiling light and power points. Doors to dining room and cloakroom, wood glazed door to:

Living Room having uPVC double glazed windows to front and side, French doors with full height windows alongside to rear aspect; electric fire to wood surround, carpeted floor, radiator, TV point, ceiling lights and power points.

Dining Room / Snug with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Open to:

Kitchen having uPVC double glazed window to rear aspect; an excellent range of modern units to base and wall levels, sink and drainer to square edge worktop with





space and connections for upright fridge-freezer, Zanussi oven, hob beneath extractor canopy. Tiled flooring, ceiling light and power points. Door to:

Utility having uPVC double glazed obscure patio door to rear aspect; storage units to base level, sink and drainer to square edge worktop with space and connections for washing machine beneath. Wall mounted , gas fired boiler, tiled floor, radiator and ceiling light.

Cloakroom with uPVC double glazed obscure window to front aspect; low level WC, pedestal wash hand basin, tiled floor, radiator and ceiling light.

First Floor

Landing with carpeted floor, built in storage space, radiator, ceiling light and power points. Doors to first floor accommodation.

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

Bedroom 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; cath with shower over, tiled surround, pedestal wash hand basin and low level WC. Tiled floor, radiator and ceiling light.

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

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

En-suite Shower Room having uPVC double glazed obscure window to rear aspect; corner shower cubicle with tiled surround, pedestal wash hand basin and low





level WC. Tiled floor, tiles to half height to walls, heated towel rail and ceiling light.

OUTSIDE

The property is approached to the front on foot, with vehicle access being at the rear: comprising a driveway parking space perpendicular to the **Garage** with up and over door to front, light and power connected.

To the rear is a south-east facing rear garden, contained by fencing and brick walls to provide a child and pet friendly space. Laid to lawn; the garden boasts a wealth of mature flowers and shrubs to borders plus a gravel bed which leads across the patio seating area. A path runs through a timber gate to the driveway, and side door to the garage.

East Lindsey District Council – Tax band: D

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

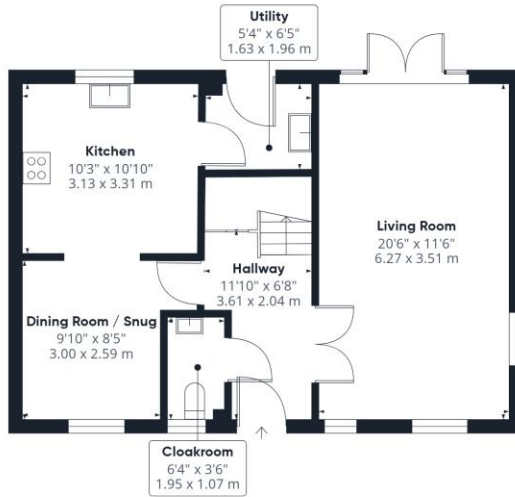
Email: horncastle@robert-bell.org;

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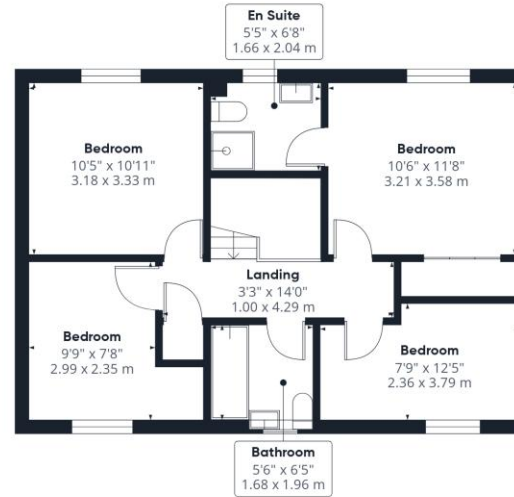
Brochure prepared 4.6.2026



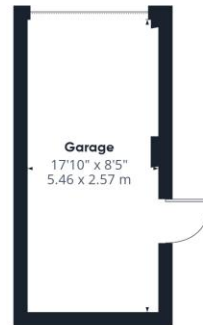




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1313 ft²
122.1 m²

(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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