



81 Prospect Street
Horncastle, Lincolnshire. LN9 5AX

BELL



81 Prospect Street Horncastle

NO ONWARD CHAIN! 81 Prospect Street is a spacious, three-bedroom, detached family home; located to a popular residential area of this well serviced market town. With a generous South-facing Lounge leading off the Dining Room, the ground floor is complete with Breakfast Kitchen, Hallway and Entrance Lobby, with three Bedrooms and Bathroom to the first floor. The property is complete with a lawned, South-facing garden and detached Garage with store.

Horncastle is a Georgian market town, home to a full range of services and amenities plus primary, secondary and Grammar schools – all within walking distance for most of the property. The city of Lincoln and beautiful East Coast are located 21 miles in opposite directions, with a regular bus services running from the market place to both.

ACCOMMODATION

Entered to the front through uPVC double glazed obscure door to...

Entrance Lobby - with light to ceiling, wood effect flooring; concertina door to

Hallway - with light to ceiling, wood effect flooring, wood door to under stairs storage space. Wood doors to dining room and ...

Breakfast Kitchen - with uPVC double glazed window to front; light to ceiling. Sink and drainer to roll edge worktop, storage units to base and wall levels including glazed shelving. Hotpoint oven and grill, hob beneath extractor canopy. Space and connection for upright fridge-freezer, under counter washing machine. Radiator, tiled flooring, multiple power points.





Dining Room - with uPVC double glazed window to rear, light to ceiling, carpet, radiator, multiple power points. Wood door to...

Lounge - with uPVC double glazed window to front, lights to ceiling and wall. Carpet, radiator, multiple power points. Gas fire to stone and wood surround.

Up carpeted stairs (with wall mounted gas fired boiler on the half landing) with wood spindle and balustrade to...

First Floor Gallery Landing - with uPVC double glazed windows to front, lights to ceiling. Carpeted, with wood doors to bedrooms and bathroom.

Bedroom - with uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.

Bedroom - with skylight to rear, light to ceiling, radiator, carpet, multiple power points, wood door to built in storage space.

Bathroom - with uPVC double glazed obscure window to rear, light to ceiling. Low level W/C, hand wash basin to storage unit. Bath with Mira electric shower over; tile effect flooring, radiator, multiple power points.

Bedroom - with uPVC double glazed window to front, light to ceiling. Carpet, radiator; multiple power points.

OUTSIDE

The property is approached through vehicle gates and up the driveway, providing off road parking and leading to the Single Garage (with sheet roof believed to contain asbestos). To the rear is a lean to laundry room / store.

The garden is laid to lawn, to the front and South-facing; with hedged and fenced boundaries. A path circles the property.

East Lindsey District Council – Tax band: TBC

ENERGY PERFORMANCE RATING: TBC Gas central heating.

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;

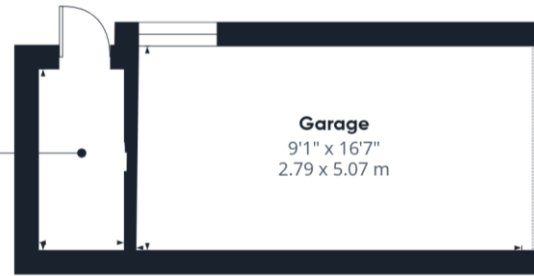
Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org> Brochure prepared 10.04.2026





Store
8'3" x 4'0"
2.53 x 1.23 m



Garage
9'1" x 16'7"
2.79 x 5.07 m



Kitchen
10'3" x 9'9"
3.13 x 2.99 m

Dining Room
8'2" x 11'4"
2.49 x 3.47 m

Lounge
18'3" x 11'8"
5.58 x 3.56 m



Bedroom
10'3" x 9'10"
3.14 x 3.01 m

Bedroom
7'1" x 11'8"
2.17 x 3.56 m

Bathroom
6'6" x 8'2"
2.00 x 2.51 m

Bedroom
11'5" x 11'9"
3.49 x 3.59 m

Approximate total area⁽¹⁾

1085 ft²

100.8 m²

Reduced headroom

3 ft²

0.3 m²

(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.

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DISCLAIMER

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