



9 Mareham Road
Horncastle, Lincolnshire. LN9 6HB

BELL



9 Mareham Road Horncastle

9 Mareham Road is a two-bedroom, mid-terrace property; comprehensively modernised and updated to provide excellently presented accommodation. Located to a south-facing position in a popular residential area of this Georgian market town, the property boasts a well-appointed kitchen and bathroom.

Within walking distance for most are the full range of services and amenities Horncastle provides, including primary and secondary schooling, while public transport links the town to the coast and the city of Lincoln.

ACCOMMODATION

Lounge having uPVC double glazed front entrance door and uPVC double glazed window to front; carpeted floor, radiator, TV point, ceiling light and power points. Wood glazed door to:

Dining Room with carpeted floor, carpeted staircase up to first floor, radiator, ceiling light and power points. Open doorway to:

Kitchen having uPVC double glazed window to rear, patio door to rear aspect; a good range of storage units to base and wall levels, sink and drainer to roll edge worktop with apace and connection for under counter washing machine, fridge and freezer, oven and four ring hob. Wood effect flooring, wall mounted gas fired boiler, radiators, ceiling light and power points.





First Floor

Landing with carpeted floor, loft access hatch and ceiling light. Doors to first floor accommodation.

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

Bathroom having panel bath with monsoon and regular heads over; board surround, wash hand basin to storage unit and low-level WC. Built in airing cupboard, wood effect flooring, radiator and ceiling light.

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

OUTSIDE

The property is approached to the front, up a paved path to the front door, with the small, south facing, front garden space set to gravel chips with a fenced surround. A shared passageway down the side of the property leads to the rear gate, to access the rear garden.

Laid to artificial turf, the garden has a concrete pathway, slate chip and gravelled beds down the sides and a patio seating space at the rear with a brick and sheet store. Note: The neighbouring property has right of way across the back and through a further gate.



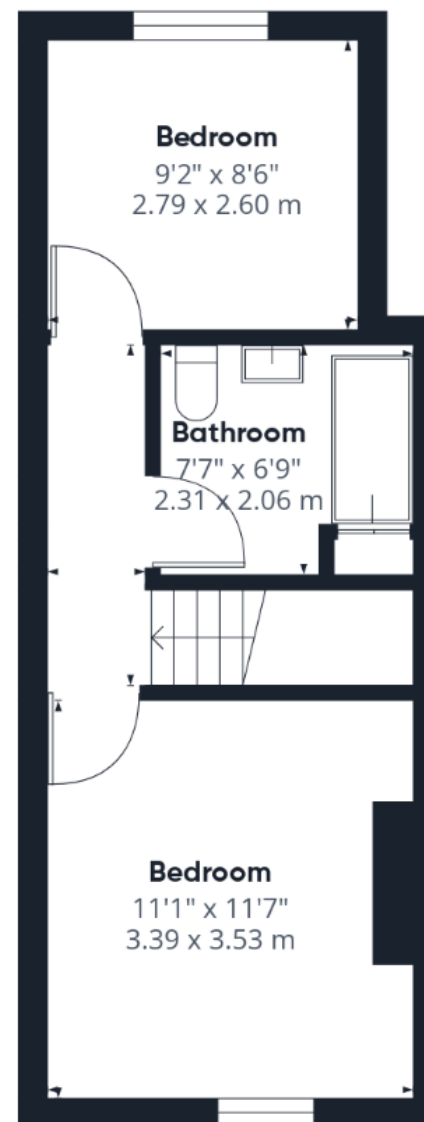
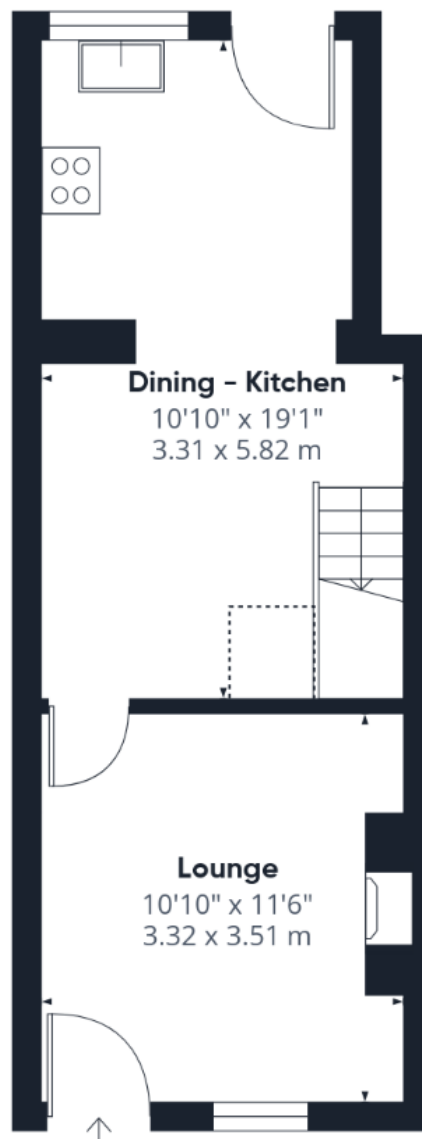
East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: C

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 24.10.2025



Approximate total area⁽¹⁾

697 ft²

64.7 m²

Reduced headroom

7 ft²

0.6 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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