



11 Barley Way
Horncastle, Lincolnshire. LN9 5SS

BELL



11 Barley Way Horncastle

NO ONWARD CHAIN! 11 Barley Way is a three-bedroom, semi-detached property with a long, south-facing front garden, driveway and garage parking and space to the rear. Enjoying flowing living and dining room, alongside kitchen and entrance porch to the front.

The property is conveniently located for the full range of services and amenities in the town of Horncastle. These include doctors surgery, supermarkets, a range of shops, cafes and public transport links to Lincoln and the coast.

ACCOMMODATION

Entered to the front through wood glazed door to...

Entrance Hallway - with wood double glazed window to front, light to ceiling, carpet. Wood door to hallway, with radiator, carpeted stairs to first floor and wood door to...

Living Room - with uPVC double glazed bay window to front, lights to walls. Gas fire to stone style surround, radiator, carpet, multiple power points, tv point, wood door to under stairs storage. Open arch, to

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

Kitchen - with uPVC double glazed window to rear, obscure glazed door to side. Lights to ceiling, storage units to base and wall levels, sink and drainer to roll edge worktop, Indesit oven and four ring hob, under counter space and connections for appliances. Radiator, wood effect flooring, multiple power points.



First Floor Landing - light to ceiling, loft access hatch, carpet, power point. Wood doors to bedrooms and...

Bathroom - with uPVC double glazed obscure window to rear, light to ceiling. Low level wc, hand wash basin to storage unit, bath with triton electric shower over, wood door to airing cupboard. Vinyl flooring, radiator.

Bedroom Two - with uPVC double glazed window to rear, light to ceiling, carpet, radiator, multiple power points.

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

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

OUTSIDE

The property is approached up a long, gravelled driveway, providing off road parking and turnaround space and leading to the single **Garage** with up and over door. The front and rear gardens are laid to lawn, the front south facing and the rear contained by fencing and brick wall to ensure a child and pet friendly, secure space with paved patio seating areas.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: tbc

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 24.12.2025





Approximate total area⁽¹⁾

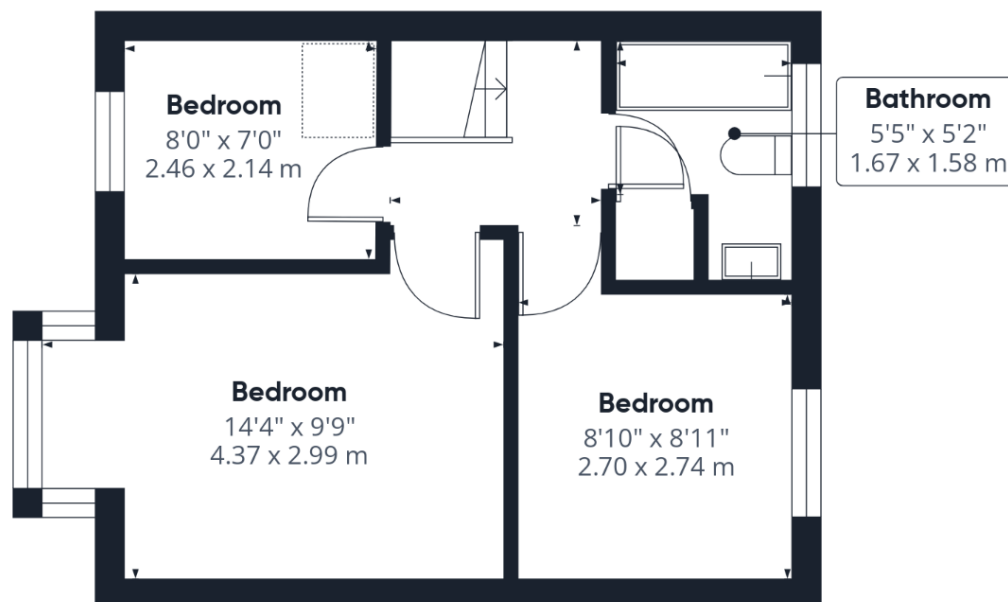
875 ft²

81.2 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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