



**10 Banks Street**  
Horncastle, Lincolnshire. LN9 5BW

**BELL**





## 10 Banks Street Horncastle

**NO ONWARD CHAIN!** 10 Banks Street is a spacious, three-storey family home, providing three good sized bedrooms and family bathroom to the upper floors, the lower being laid out with a front-facing Lounge and south-facing kitchen plus adjacent utility.

The property is located to the very heart of the Georgian market town of Horncastle, with a range of services, amenities and schooling within walking distance. Public transport links across the A158 link the town to the county city of Lincoln, and the coast: 21 miles in opposite directions.

### ACCOMMODATION

**Entrance Hallway** with wooden front entrance door, wood effect flooring, carpeted staircase to first floor, radiator and ceiling light. Door to:

**Lounge** with wood double glazed sash window to front aspect; wood effect flooring, radiator, ceiling and wall lights and power points. Door to:

**Breakfast Kitchen** having uPVC double glazed window to rear aspect; 1 ½ bowl sink with drainage furrows to bevel edge worktop, further wood worktops to either side; Indesit oven and AEG hob beneath extractor canopy, integrated fridge freezer and dishwasher. Tile effect flooring, radiator and ceiling light. Open doorway to:

**Utility** having uPVC double glazed window and patio door to side aspect; space and connections for washing machine, alongside storage unit and beneath roll edge countertop, Tile effect flooring, wall mounted gas fired Worcester boiler, radiator and ceiling light.





**First Floor -Landing** with uPVC double glazed window to rear aspect; carpeted floor, radiator, built in storage space and ceiling light. Carpeted staircase up to second floor with doors to:

**Bathroom** with uPVC double glazed obscure window to side aspect; panel bath with tiled surround and Triton electric shower over, pedestal wash hand basin and low level WC. Tile effect flooring, radiator and ceiling light.

**Bedroom** with wood double glazed sash windows to front aspect; carpeted floor, radiator, ceiling light and power points.

**Second Floor - Landing** with carpeted floor ceiling light and doors to:

**Bedroom** with wood double glazed sash windows 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 Washroom** with uPVC double glazed obscure window to side aspect; wash hand basin to storage unit, low level WC, radiator, tile effect flooring and ceiling light.

## OUTSIDE

The property is entered to the front directly off Banks Street, a one-way system leading to North Street opposite the market place/High Street junction. Parking on this road is restricted between eight and six, with streetside parking being available and unrestricted on nearby Linden Road, Stanhope Road and similar.

To the rear is a small, south facing courtyard style garden space with a fenced boundary to the side and walled rear.

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

**ENERGY PERFORMANCE RATING: D**

**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 3.2.2026







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

1076 ft<sup>2</sup>

100 m<sup>2</sup>

(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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Old Bank Chambers, Horncastle. LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

