



2 Wesley Way
Horncastle, Lincolnshire. LN9 6RY





2 Wesley Way Horncastle

2 Wesley Way is a spacious four-bedroom family home, with flowing ground floor accommodation and gardens to front and rear; set to a popular residential area of Horncastle. The property is excellently presented, offering versatile spaces making it suitable for a wide range of potential purchasers. The ground floor is laid out with a large, front (West) facing Living Room, leading through to Dining Room, Conservatory and Breakfast Kitchen; plus a Utility, Cloakroom and externally-accessed Garage. The first floor provides four Bedrooms, including Master with En Suite Shower Room, and a Family Bathroom.

The property is within walking distance for most of the full range of services and amenities available in this Georgian market town – including primary and secondary schooling. The beautiful East Coast, and county city of Lincoln, are 21 miles in opposing directions, with regular public transport available in town to both.



ACCOMMODATION

Entrance Hallway with uPVC double glazed obscure front entrance door with matching window alongside, wood effect flooring, carpeted staircase with spindle and balustrade to first floor, radiator, ceiling light and power. Doors to kitchen and to:

Living Room having uPVC double glazed bay window to front, widow to side aspect; gas fire to stone fireplace with ornate surround, wood effect flooring, radiator, TV point, ceiling light and power points. Wood glazed doors to:



Dining Room with wood effect flooring, radiator, ceiling light and power points. Door to kitchen; uPVC double glazed French doors to:

Conservatory having uPVC double glazed windows to sides and rear, patio door to side aspect; wood effect flooring, radiator and ceiling light.

Breakfast Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, Franke 1 1/2 bowl sink and drainer to roll edge worktop with space and connections for upright fridge-freezer, oven and hob beneath extractor canopy. Breakfast bar to wall, tiled flooring, ceiling spotlights and power points. Door to:

Utility having uPVC double glazed obscure door to rear aspect; storage units to base and wall levels, sink and drainer to roll edge worktops with space and connections for under counter washing machine and further appliance. Tiled flooring, radiator, ceiling spotlights and power points. Door to:

Cloakroom with uPVC double glazed obscure window to side aspect; low level WC, wash hand basin. Wood effect flooring, heated towel rail and ceiling light.

First Floor

Landing with carpeted floor, built in airing cupboard, loft access hatch, ceiling light and power points. Doors to:

Bedroom 2 with uPVC double glazed window to front aspect; carpeted floor, radiator, TV point, ceiling light and power points.

Bedroom 4 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Family Bathroom having uPVC double glazed window to rear aspect; P shaped bath with monsoon and regular shower heads over, pedestal wash hand basin and low level WC. Wood effect flooring, heated towel rail, tiles to walls and ceiling lights.





Bedroom 3 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Master Bedroom having uPVC double glazed bay window to front aspect; built in bank of wardrobe storage space, carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room having uPVC double glazed obscure window to front aspect; shower cubicle, pedestal wash hand basin and low level WC. Tiles to walls and floor, heated towel rail and ceiling light.

OUTSIDE

The property is approached to the front up a tarmac drive; with parking and turnaround space leading to the Single Garage with up and over door, light and power and wall mounted gas fired Worcester boiler. The front garden is lawned with mixed fencing containing the sides and a low level hedge to the front.

A path leads down the side, through a personnel gate, and to the rear garden - laid to lawn with mature borders and a potting shed to one corner. Fencing ensures a child and pet friendly, secure space.

East Lindsey District Council – Tax band: D

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

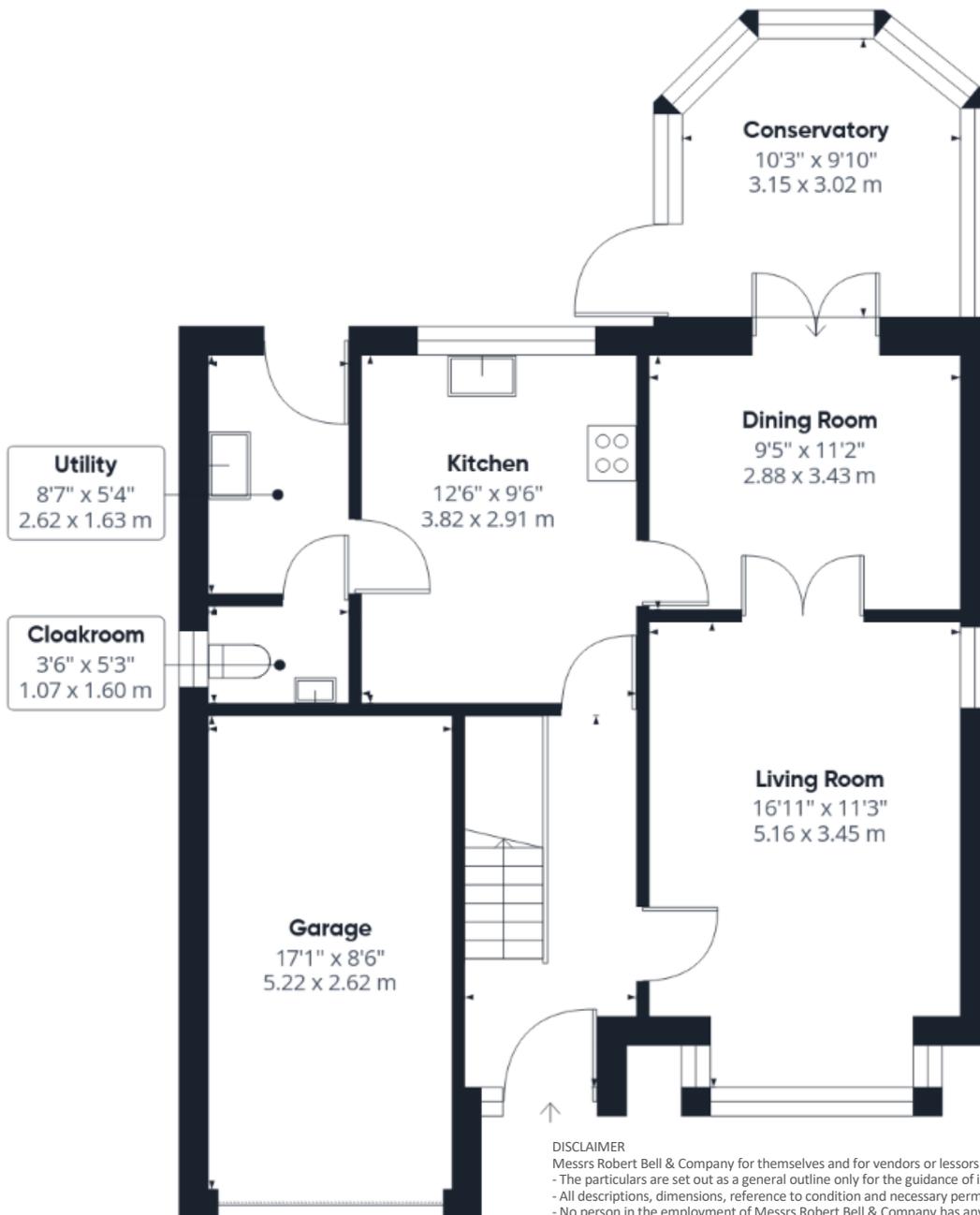
Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 26.2.2026





(1) Excluding balconies and terraces

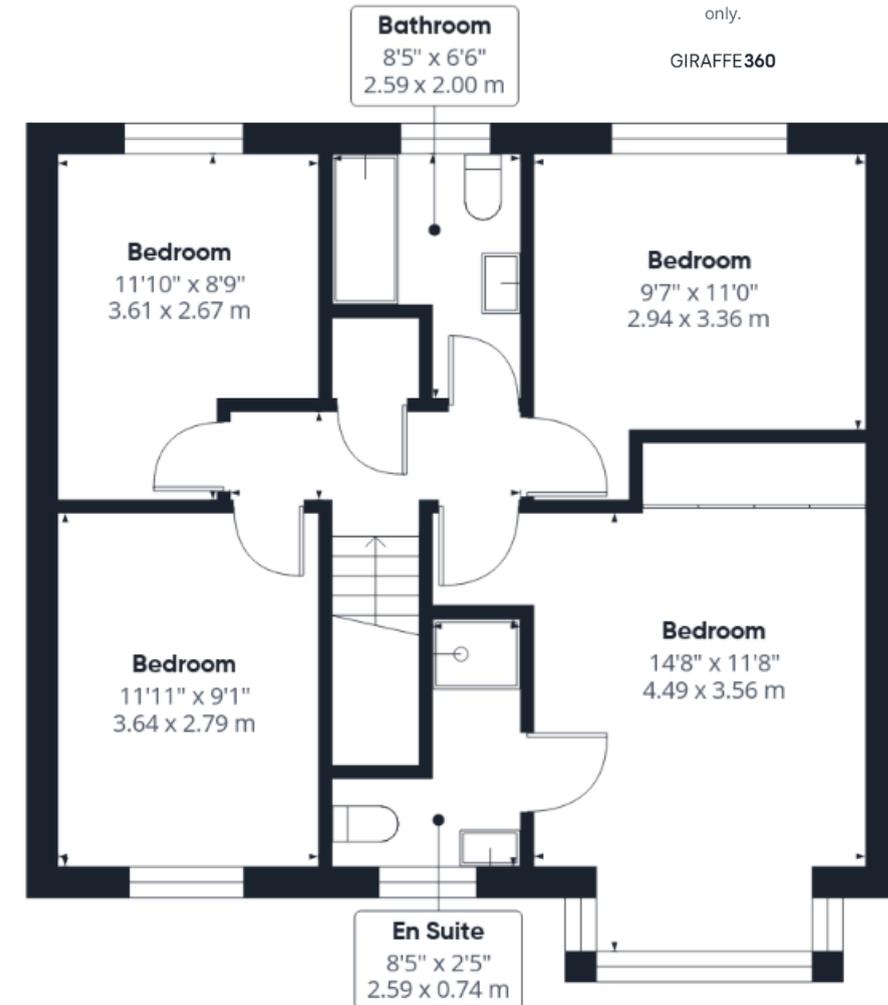


Approximate total area⁽¹⁾

1437 ft²
133.4 m²

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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Email: horncastle@robert-bell.org

www.robert-bell.org

