



23, College Park
Horncastle, LN9 6RE

BELL



NO ONWARD CHAIN! 23 College Park is a bright, spacious three bedroom semi-detached property with a generous South-facing garden; gravelled driveway and garage parking. Accommodation comprises: an entrance hallway, living room through to dining room, kitchen to the ground floor; bedrooms and bathroom above.

In the popular College Park area of this Georgian market town, the property is at the end of a no through road. Horncastle boasts a full range of services and amenities, including primary & secondary schooling, supermarkets, doctors surgery and public transport links to the City of Lincoln (21 miles to the West) and the coast (21 miles to the East).

ACCOMMODATION

Living Room

Having uPVC double glazed bay window to front, light to ceiling. Carpet, radiator, multiple power points. Open arch to dining room.

Dining Room

With uPVC double glazed French doors to rear, light to ceiling. Carpet, radiator, multiple power points. Wood door to kitchen.

Kitchen

Having uPVC double glazed window to rear, patio door to side. Light to ceiling. Leisure sink and drainer to roll edge worktop, storage units to base and wall levels. Newworld cooker, space and connections for under counter appliances. Tiled flooring.



Bathroom

Having uPVC double glazed obscured window to rear, light to ceiling. Low level wc, pedestal sink, shower cubicle with triton electric shower over and tiled surround. Wood effect flooring, radiator.

Bedroom 1

With uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points. Built in storage space.

Bedroom 2

With uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points. Built in storage space.

Bedroom 3

Having uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.

Garage

With up and over door to front, personnel door to side.

Outside

The property is approached up a long gravelled driveway, continuing to the garage and an open parking / yard space. The triangular front garden is lawned, as is the rear - a south facing space with paved patio seating area and mature shrubs.



COUNCIL TAX: – Tax band: B

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 Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

Website: www.robert-bell.org

Brochure prepared: 9th October 2026



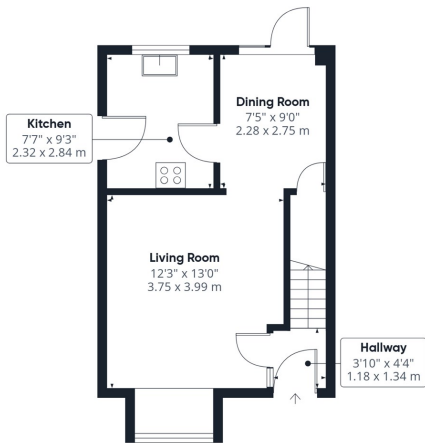
Approximate total area⁽¹⁾

827 ft²
76.8 m²

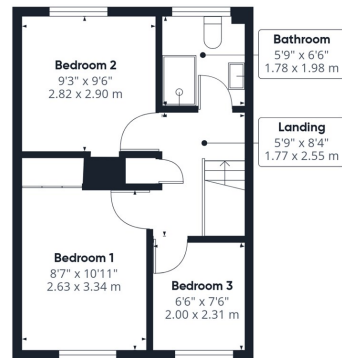
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

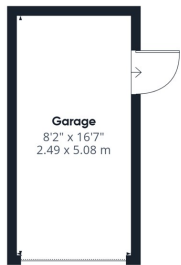
GIRAFFE360



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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