



**Barley Way  
Horncastle  
Lincolnshire  
LN9**

**Offers in Excess of £430,000**

**bettermove**

# Barley Way Horncastle

Bettermove are proud to present this 5 bedroom detached house in Horncastle.

This property benefits from double glazing, solar panels, and gas central heating throughout, with off road parking available via the driveway and garage, complete with an EV Charging port.

The council tax band is C.

The interior of this spacious character property comprises two reception rooms, a generous kitchen/dining/family room, a separate office, utility room and a cloakroom on the ground floor, offering versatile accommodation ideal for modern family living. The first floor consists of five well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a family bathroom. The home further benefits from high ceilings and a range of character features throughout. The property occupies a generous corner plot, providing ample outdoor space, including a south-facing rear garden, perfect for enjoying the summer months.

Located in the historic Georgian market town of Horncastle, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and direct access to stunning country walks. Excellent transport links can be found from Metheringham Train Station (14.8 miles), a variety of local bus routes, and quick access to the A158.

This exciting opportunity should not be missed!! All enquiries can be made through Bettermove.



Barley Way, Horncastle, Lincolnshire  
 Approximate Gross Internal Area  
 Main House = 202 Sq M/2174 Sq Ft  
 Garage = 19 Sq M/205 Sq Ft  
 Total = 221 Sq M/2379 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		<b>86</b>
(81-91) <b>B</b>	<b>74</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	



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