



**3 Stanley Way**  
Horncastle, LN9 5FN



Book a Viewing!

**£555,000**

This stunning detached bungalow built in 2021 offers spacious living accommodation and is built to a high specification. The property includes three Double Bedrooms, two Bathrooms, Cloakroom, Utility Room, Lounge and Open Plan Kitchen Diner. Outside there is an attached Double Garage and extensive off-road parking which is also suitable for a caravan or motor home. The bungalow sits on a generous-sized plot with panoramic views across the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The property features private gardens with patio areas and a recently built wooden workshop, all located at the end of an exclusive and private cul-de-sac in this desirable location on the edge of the popular town of Horncastle. The property consists of an Entrance Hall, triple aspect Lounge with vaulted ceiling, Velux windows, Bifold doors to the patio and garden with countryside views and internal Bifold doors opening into the open plan Kitchen Diner with a high quality fitted Kitchen including Quartz work surfaces and a range of integrated appliances. There is a large Utility Room, Cloakroom, Family Bathroom with a luxury four piece bathroom suite with a freestanding double-ended bath, Master Bedroom with walk-in wardrobe and En-Suite Shower Room, second Bedroom with fitted wardrobes and a third Double Bedrooms with a built-in double wardrobe. The bungalow also features mains gas-fired underfloor heating throughout with individual thermostats, automatic sensor roof windows, security alarm system, water softener and an electric car charging point. Viewing of the property is essential to appreciate the standard of accommodation on offer, the plot on which it sits and the position within this sought-after town location.





**SERVICES**

All mains services available. Gas-fired underfloor heating with individual thermostats. Automatic sensor roof windows. Security alarm system. Water softener. Electric car charging point.

**EPC RATING – C**

**COUNCIL TAX BAND – D**

**LOCAL AUTHORITY** - East Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Horncastle is a popular Market Town on the edge of the Lincolnshire Wolds. Horncastle has a traditional town market place and has a range of the usual shops and facilities. There is a local primary school, secondary school and a grammar school. The Cathedral City of Lincoln is located within approx. 18 miles.



## ACCOMMODATION

### ENTRANCE HALL

With composite external door, tiled flooring with underfloor heating, access to roof void with loft ladder, storage cupboard and spotlighting.

### KITCHEN/DINER

21' 3" x 13' 1" (6.48m x 3.99m), with UPVC double glazed double doors and window, tiled flooring with underfloor heating, fitted with a range of wall, base units and drawers with Quartz work surfaces over, integral oven and microwave, composite sink and drainer, integral full-height fridge and freezer, centre island with a range of base units and drawers with Quartz work surfaces over and integrated induction hob with a downdraft extractor fan, spotlighting and internal Bifold doors leading to the Lounge.



### LOUNGE

21' 0" x 17' 0" (6.4m x 5.18m), with tiled flooring, underfloor heating, Bifold doors leading to the rear garden with full-height window above, vaulted ceiling, Velux windows with automatic rain sensors, TV wall point and spotlighting.

### UTILITY ROOM

14' 0" x 8' 9" (4.27m x 2.67m), with external door, tiled flooring with underfloor heating, storage cupboard, base units with work surfaces over, composite sink and drainer, plumbing/space for washing machine and spotlighting.



### CLOAKROOM

6' 0" x 4' 6" (1.83m x 1.37m), with UPVC double glazed window, tiled flooring with underfloor heating, spotlighting, low level WC, wash hand basin with cupboard space below and surface to the side, and access to the boiler room housing the gas-fired central heating boiler, hot water cylinder and water softener.

### BEDROOM 1

16' 4" x 12' 6" (4.98m x 3.81m), with UPVC double glazed window, underfloor heating and access to the walk-in wardrobe with automatic lighting, shelving and hanging space.



### EN-SUITE

9' 7" x 4' 1" (2.92m x 1.24m), with tiled flooring, underfloor heating, tiled walls, low level WC, wash hand basin with cupboard space below, shower cubicle with rainfall shower, spotlighting and extractor fan.

### BEDROOM 2

13' 7" x 12' 2" (4.14m x 3.71m), with UPVC double glazed window, underfloor heating, built-in wardrobes and spotlighting.



### BEDROOM 3

13' 3" x 8' 11" (4.04m x 2.72m), with UPVC double glazed window, underfloor heating, built-in wardrobe and spotlighting.

### BATHROOM

13' 0" x 6' 8" (3.96m x 2.03m), with UPVC double glazed window, tiled flooring, underfloor heating, tiled walls, low level WC, wash hand basin with drawers below, shower cubicle, freestanding double-ended bath, spotlighting, extractor fan and airing cupboard.

### OUTSIDE

To the front of the property there are low maintenance gravelled grounds with a large driveway to the side providing ample off-street parking with space for a caravan or motor home. The generous-sized wraparound gardens are mainly laid to lawn with a patio seating area and a range of plants and shrubs, all overlooking countryside views.

### DOUBLE GARAGE

18' 10" x 20' 1" (5.74m x 6.12m), with two electric roller doors, access to roof void, power lighting and door to the Utility Room.



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1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

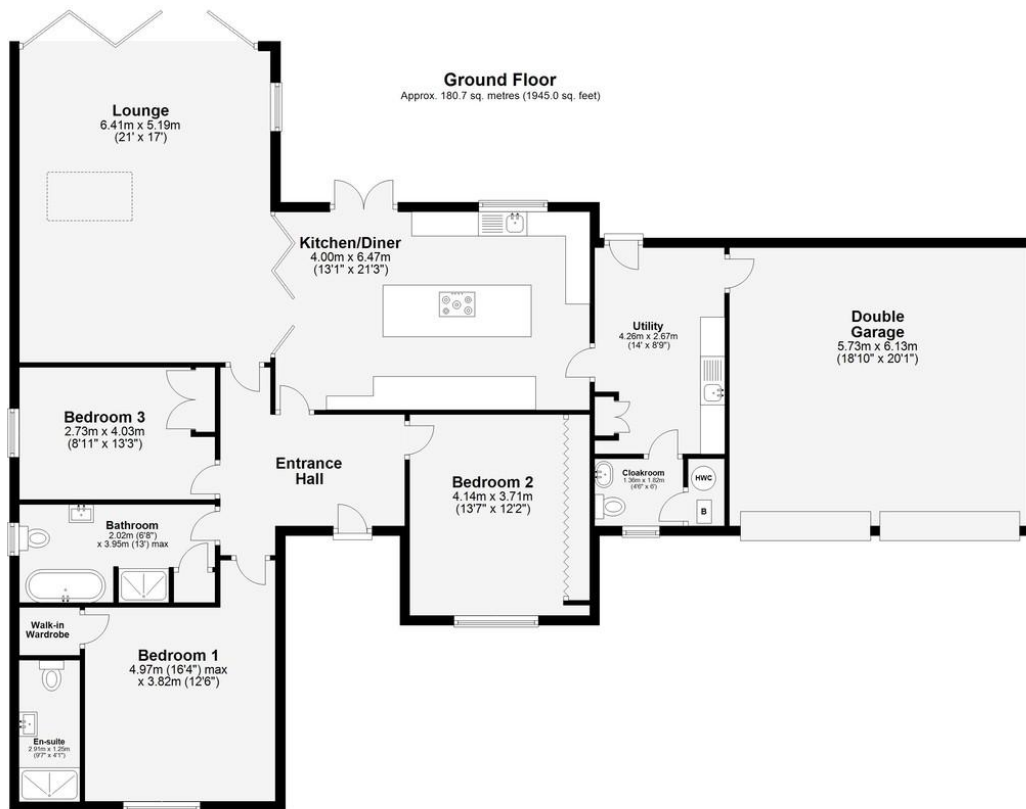
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Total area: approx. 180.7 sq. metres (1945.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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