

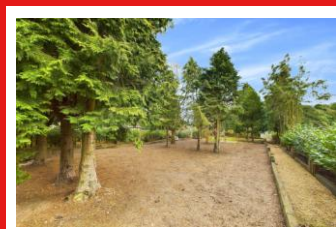
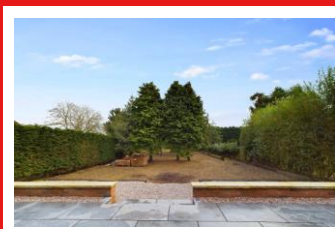


***Tower View, 90 Horncastle Road,
Roughton Moor, LN10 6UX
Asking Price Of £795,000***



- Brand New Contemporary Bungalow
- Stunning Open Plan Living/Dining Kitchen
- Beautiful Bespoke Fully Fitted Kitchen
- 4 Double Bedrooms, all En-suite
- Under Floor Heating Throughout
- Good Sized Gardens. Ample Parking

As you enter this brand new contemporary bungalow through its beautifully crafted electric gates and railings, straight away you will see that there has been no expense spared, either inside or outside. Beautifully bespoke fully fitted kitchen with hallway and four double bedrooms all with the benefit of en-suite shower rooms and WC's, all opening onto patios dressed with porcelain tiles to enjoy throughout the summer days with dusk till dawn lights to all sides of the property. The property is brought to the market with NO UPWARD CHAIN.



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This stunning bungalow has the benefit of under floor heating to all the property with herringbone flooring to the main living area and carpeting to the inner hallway leading to the four bedrooms, all rooms have individual wall thermostats fitted. The property is well insulated throughout and also has uPVC sealed double glazed doors and windows. The accommodation comprises the following:

RECEPTION AREA 18' 0" x 6' 4" (5.49m x 1.93m) With high ceiling and double doors opening into the large L-shaped living/dining kitchen.

SNUG 13' 2" x 11' 5" (4.01m x 3.48m) Which could be used as an office, having in-set ceiling lights.



SUPERB L-SHAPED LIVING/DINING KITCHEN 37' 4" x 33' 7" (11.38m x 10.24m) The bespoke beautifully appointed kitchen area comprises 1½ bowl sink unit with Quooker instant hot water tap and range of base cupboards under worktops with wall cupboards over with concealed lights. Two built-in Neff ovens and microwaves with warming plate under, integral fridge and separate freezer, integral dishwasher, central island with large pan drawers and storage cupboards with breakfast bar area and Neff four ring induction hob with extractor fan and lights over. Three Velux windows with concealed lights, two single doors leading to the courtyard area.

LARGE PASSAGEWAY OFF Leading to the bedrooms with in-set ceiling lights and two sets of sliding patio doors to the courtyard garden and rear door to the sun terrace and garden beyond. Door leading to: **UTILITY ROOM 9' 5" x 7' 0"** (2.87m x 2.13m) Having in-set sink with mixer taps and range of base cupboards under worktops with wall cupboards over. Further fitted storage cupboards housing the new Samsung washing machine with Samsung tumble dryer over, water softener, access to the roof void over loft ladder and houses the gas fired boiler, in-set ceiling lights and extractor fan. **CLOAKROOM** off with low level WC, vanity hand basin, heated towel rail, extractor fan, wall mirror, in-set ceiling lights and fully tiled walls. **INNER HALLWAY** With in-set ceiling lights and giving access to the four bedrooms.

BEDROOM ONE 15' 3" x 9' 8" (4.65m x 2.95m) With in-set ceiling lights, patio door to the rear sun terrace. **EN-SUITE SHOWER ROOM 7' 1" x 6' 2"** (2.16m x 1.88m) Having fully tiled walls and floor with walk-in shower area with waterfall shower head, vanity hand basin with drawers under and low level WC. In-set ceiling lights, Velux window, wall mirror, heated towel rail and extractor fan.

BEDROOM TWO 13' 2" x 9' 9" (4.01m x 2.97m) With in-set ceiling lights and patio door to the rear sun terrace and garden beyond. **EN-SUITE SHOWER ROOM 7' 1" x 6' 2"** (2.16m x 1.88m) Having fully tiled walls and floor with walk-in shower area with waterfall shower head, vanity hand basin with drawers under and low level WC. In-set ceiling lights, Velux window, wall mirror, heated towel rail and extractor fan.

BEDROOM THREE 15' 3" x 9' 8" (4.65m x 2.95m) With in-set ceiling lights and patio door to the central courtyard area. **EN-SUITE SHOWER ROOM 7' 1" x 6' 2"** (2.16m x 1.88m) Having fully tiled walls and floor with walk-in shower area with waterfall shower head, vanity hand basin with drawers under and low level WC. In-set ceiling lights, Velux window, wall mirror, heated towel rail and extractor fan.

BEDROOM FOUR 13' 1" x 9' 9" (3.99m x 2.97m) Having in-set ceiling lights and patio doors to the central courtyard. **EN-SUITE SHOWER ROOM 7' 1" x 6' 2"** (2.16m x 1.88m) Having fully tiled walls and floor with walk-in shower area with waterfall shower head, vanity hand basin with drawers under and low level WC. In-set ceiling lights, Velux window, wall mirror, heated towel rail and extractor fan.

THE GARDENS The property is approached through beautifully crafted electric gates and railings where there is a driveway with ample parking available. Porcelain tiled footpaths to either side with a central courtyard area with porcelain tiles, being completely private and attracting the sun for most of the day. To the rear is a further porcelain tiled sun terrace with steps down leading to a good sized garden with several mature trees. There is dawn till dusk lighting to all sides of the property.





OUTGOINGS - The property is situated within the East Lindsey District Council and is to be assessed.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

EPC to follow

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.