



5 Mill Garth,
Roughton Moor, LN10 6TB
Asking Price Of £460,000



- Highly Desirable Modern Bungalow
- Immaculately Presented and Maintained
- 2 Reception Rooms
- 3/4 Bedrooms (1 en-suite)
- Double Garage, Ample Parking
- Gardens. Gas Central Heating, uPVC Units

Walter's offer to the market, this immaculately presented and exceptionally well maintained detached modern bungalow, set within a private peaceful, quiet cul-de-sac location on the outskirts of the village. The property has spacious accommodation with under floor gas fire central heating together with uPVC units and must be viewed internally to be fully appreciated. NO UPWARD CHAIN.



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The property has under floor gas fired central heating and has individual thermostats fitted to all rooms, there is also a burglar alarm installed. The accommodation briefly comprises:

RECEPTION HALL Having wood effect flooring, access to the roof void, built-in cloaks cupboard and built-in cupboard housing the hot water tank.

LOUNGE 18' 2" x 13' 7" (5.54m x 4.14m) A beautiful room overlooking the rear garden with high ceiling, alcove with cabinet at present housing the TV with wall shelving over, range of fitted book shelves, TV and telephone point.



BREAKFAST KITCHEN 16' 7" x 10' 2" (5.05m x 3.1m) (Average) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Neff built-in electric fan assisted oven and grill, Neff built-in microwave oven, coffee machine with warming tray under, two ring ceramic electric hob with two ring gas hob with extractor fan and light over. Integral dishwasher, wood effect flooring, TV and telephone points, uPVC sealed double glazed double doors to the rear garden, in-set ceiling lights, passageway off to bedroom two and the dining room/bedroom, and open access to:

UTILITY ROOM 8' 5" x 7' 2" (2.57m x 2.18m) Having 1½ bowl single drainer sink unit with mixer taps with cupboards and drawers under worktops with wall cupboards over. Integral fridge/freezer, space and plumbing for washing machine, wood effect flooring, uPVC side entrance door, extractor fan, in-set ceiling lights and gas fired wall mounted boiler.

DINING ROOM 13' 4" x 8' 8" (4.06m x 2.64m) Which could be used as a fourth bedroom if required, with wood effect flooring.

BEDROOM ONE 13' 9" x 10' 0" (4.19m x 3.05m) Having fitted carpet, telephone point and access to dressing room and en-suite.

DRESSING ROOM 10' 9" x 7' 3" (3.28m x 2.21m) Having range of free standing wardrobes and drawers with fitted storage units, fitted carpet.

EN-SUITE SHOWER ROOM Having fully tiled walls and floor, with large walk-in shower cubicle, vanity hand basin with cupboards and drawers under and with storage cupboards and light over, low level WC. Heated towel rail, extractor fan and in-set ceiling lights.

BEDROOM TWO 12' 0" x 10' 0" (3.66m x 3.05m) Having fitted carpet, range of free standing wardrobes.

BEDROOM THREE 9' 7" x 8' 9" (2.92m x 2.67m) Having timber flooring, range of fitted storage cupboards and wall cupboard over, and at present is used as a STUDY.

FAMILY BATHROOM 7' 4" x 5' 8" (2.24m x 1.73m) Having fully tiled walls and flooring, panelled P-shaped bath with central mixer taps and shower over with side screen, vanity hand basin with mirror cabinet over, low level WC. Heated towel rail, extractor fan, in-set ceiling lights.

OUTSIDE - DOUBLE GARAGE 19' 0" x 18' 0" (5.79m x 5.49m) Having two electric-up-an-over doors and side personal door, cold water tap and with power and light connected.

THE GARDENS The property is situated in a small cul-de-sac development off Mill Lane on the outskirts of the village and is in a corner plot approached over a block paved driveway with ample parking. There are shaped gravelled gardens with in-set shrubs and flowers to borders. Gated access over a slabbed footpaths leads to the rear garden where there is a slabbed covered patio area with paths and further patio area with small lawn garden flanked by well established flower and shrub beds to borders.





Approximate total area^m
1379 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band D.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets, window blinds and curtains.

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.

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.

