



*'Hedgerows', 4 Stanley Way,  
Horncastle, LN9 5FN  
Asking Price Of £535,000*



- Beautifully Appointed Bungalow
- Discreet & Private Location
- Impressive Fully Fitted Kitchen
- 3 Double Bedrooms (1 En-suite)
- South Facing Private Gardens
- Gas Central Heating, uPVC Windows

Walter's are delighted to offer to the market this stunning, well presented and maintained detached modern bungalow. The property provides modern contemporary living accommodation which the Agent fully recommends a viewing of to appreciate all which is on offer with this beautiful property, benefitting from being situated on a small private development on the edge of the market town of Horncastle.



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**

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The property has gas fired under floor central heating to all rooms with individual thermostats, uPVC windows and doors, composite front door, uPVC soffits and fascias throughout together with Oak internal doors.

RECEPTION HALL With telephone point.

LOUNGE/DINER 21' 0" x 17' 0" (6.4m x 5.18m) A beautiful south facing light room with vaulted ceiling and two Velux automatic sensor windows, together with sliding patio doors to the rear garden, TV and telephone point and internal bi-folding doors opening into:

LIVING KITCHEN 21' 5" x 12' 9" (6.53m x 3.89m) Having a central island with 1½ bowl stainless steel single drainer sink unit with Quooker hot tap and cupboards under quartz worktops with breakfast bar to one end. Further range of base cupboards and drawers under quartz worktops with two single built-in Neff sliding door electric fan assisted ovens with grills, five ring ceramic induction hob with extractor fan and light over with wall cupboards to either side. Built-in fridge/freezer, integral dishwasher, in-set ceiling lights, TV aerial point and sliding patio doors to the rear garden.

UTILITY ROOM 13' 2" x 8' 7" (4.01m x 2.62m) Having quartz

worktops with cupboards under with space and plumbing for washing machine and tumble dryer, two double wall cupboards over together with fitted double storage cupboard, rear entrance door, extractor fan and USB charging points.

**CLOAKROOM** Having vanity hand basin with double cupboard under and low level WC. In-set ceiling lights and cupboard housing the gas fired wall mounted boiler together with the hot water tank.

**BEDROOM ONE** 13' 2" x 12' 5" (4.01m x 3.78m) (Plus access) Having TV aerial point, USB charging point, large walk-in single wardrobe with light. **EN-SUITE SHOWER ROOM** 9' 3" x 3' 9" (2.82m x 1.14m) Having fully tiled double shower cubicle with waterfall and riser shower heads, sliding doors, vanity hand basin with double cupboard under and low level comfort height WC. Double wall storage cupboard over. Heated towel rail and in-set ceiling lights.

**BEDROOM TWO** 13' 8" x 12' 2" (4.17m x 3.71m) Having TV aerial point and fitted triple range of Hammonds wardrobes.

**BEDROOM THREE** 13' 0" x 8' 8" (3.96m x 2.64m) Presently used a home office, fully fitted out with Hammonds double storage cupboard, base storage cupboard and desks together with book shelving cupboards and drawers under. Would make an ideal craft room.

**FAMILY BATHROOM** With enclosed bath, double shower cubicle with waterfall and riser shower heads, extractor fan over, vanity hand basin with cupboards and drawers under and low level comfort height WC. Wall tiling, shaver point, heated towel rail and built-in storage cupboard.

**OUTSIDE - DETACHED DOUBLE GARAGE** 19' 9" x 17' 8" (6.02m x 5.38m) Having two electric roll-up doors and side personal door, together with power and light connected.

**THE GARDENS** To the front is a gravel driveway with ample parking space, together with resin footpaths and lawn garden. Gated access to one side with resin footpaths and patio area to the rear with south facing private gardens mainly laid to lawn. To the other side is a gravelled seating area with a timber and felt garden store shed on a concrete base also included in the sale.

**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.



Ground Floor



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

Floor plans are to show layout only and are 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		