



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



3 Roman Way
Horncastle, Lincolnshire. LN9 6PL

BELL



3 Roman Way Horncastle

3 Roman Way is a two-bedroom detached bungalow located in a prime residential area on the outskirts of the historic Georgian market town of Horncastle. The property benefits from an excellent position in a quiet road with driveway parking and car port.

The internal accommodation comprises: hallway, kitchen, lounge diner, conservatory, bathroom, and two generous bedrooms, both with built in wardrobes.

ACCOMMODATION

Hallway having uPVC double glazed obscure side entrance door with matching side panel; wood effect flooring, built in storage cupboards, radiator, telephone point, ceiling light and power points. Doors to accommodation including:

Kitchen having uPVC double glazed window to front aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop with space and connections for upright fridge freezer, under counter washing machine, Creda oven, Neff four ring hob beneath extractor canopy. Wood flooring, ceiling light and power points.

Living Room having uPVC double glazed bay window to front aspect; wood flooring, electric for set to surround, radiators, TV point, ceiling light and power points.

Bedroom 1 with uPVC double glazed window to rear aspect; built in storage space, wood flooring, radiator, ceiling light and power points.





Bedroom 2 with wood flooring, radiator, built in storage space, radiator, ceiling light and power points. uPVC double glazed sliding doors to rear, to

Conservatory with uPVC double glazed windows to side and rear, sliding doors to side aspect; tiled floor, radiator and power points.

Bathroom having uPVC double glazed obscure window to side aspect; panel bath with shower over, low level WC and wash hand basin set to vanity unit. Mermaid board to walls, wood effect flooring, radiator, shaver socket and ceiling light.

OUTSIDE

The property is approached to the front via a concrete driveway, leading through vehicle gates and beneath covered car port to the former garage - now a useful **Store plus office / store** with patio door to the side, light, and power.

The front garden is laid to gravelled bed with mature shrubs and flowers; the rear similarly set plus offering a timber pergola covered seating space.

East Lindsey District Council – Tax band: B

ENERGY PEFORMANCE RATING: C

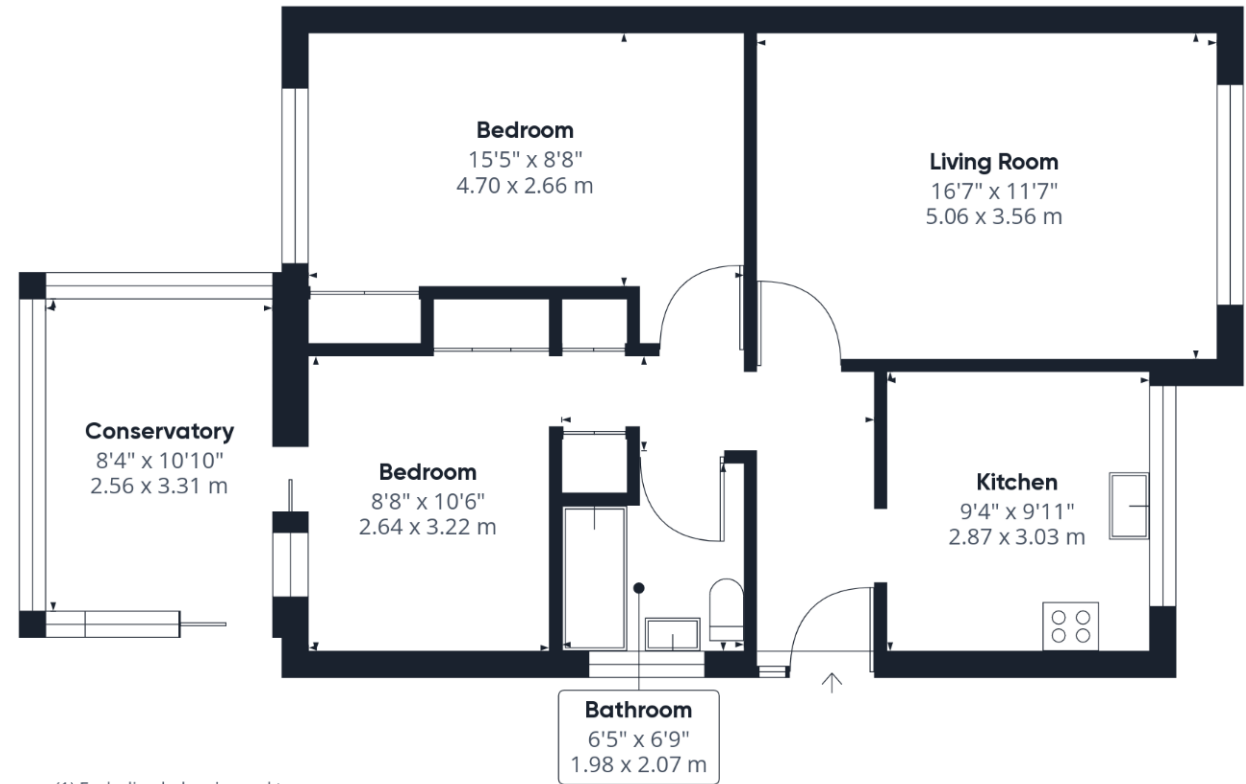
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office

Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
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Brochure prepared 7.11.2024





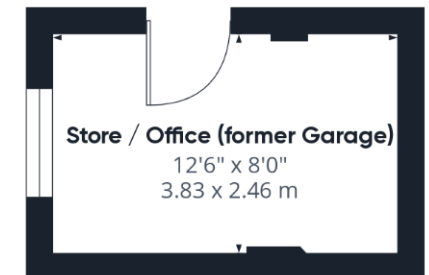
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Approximate total area⁽¹⁾

860.59 ft²
79.95 m²



DISCLAIMER

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