



26 Roman Way
Horncastle, Lincolnshire. LN9 6PL

BELL



26 Roman Way

Horncastle

NO ONWARD CHAIN! 26 Roman Way is a two-bedroom, detached bungalow occupying a South-facing position on this popular crescent of similar properties. Enjoying low-maintenance front and rear gardens; driveway and garage parking, the bungalow is well-presented and has convenient pedestrian access from the rear to Spilsby Road.

The services and amenities of Horncastle are within convenient distance, particularly close are the Spilsby Road petrol station and garage, and bus stop which links into town, and from there to the coast and the city of Lincoln.

ACCOMMODATION

Hallway having uPVC double glazed obscure side entrance door with matching window alongside, carpeted floor, loft access hatch, radiator, ceiling light. Doors to accommodation including:

Kitchen with uPVC double glazed window to front aspect; storage units to base and wall levels, sink and drainer set to square edge worktop, Indesit oven and induction hob, integrated fridge-freezer, space and connections for under counter washing machine. Wood effect flooring, ceiling light and power points.

Living Room having uPVC double glazed bow window to front aspect; brick fireplace with media shelf and gas fire inset, carpeted floor, radiator, ceiling light and power points.





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

Bedroom with uPVC double glazed window to rear aspect; built in wardrobe space, carpeted floor, radiator, ceiling light and power points.

Shower Room having uPVC double glazed obscure window to side aspect; corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Wood effect flooring, radiator and ceiling light.

OUTSIDE

The property is approached to the front via a long hard standing driveway; up to the **Single Garage** with up and over door, light, power and window to rear.

The front garden is laid to low maintenance gravel with the rear similarly presented. A path leads to the rear gate; which steps out on to Spilsby Road.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: tbc

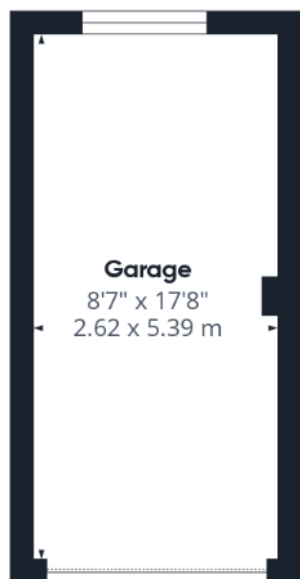
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

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Brochure prepared 12.08.2025





(1) Excluding balconies and terraces

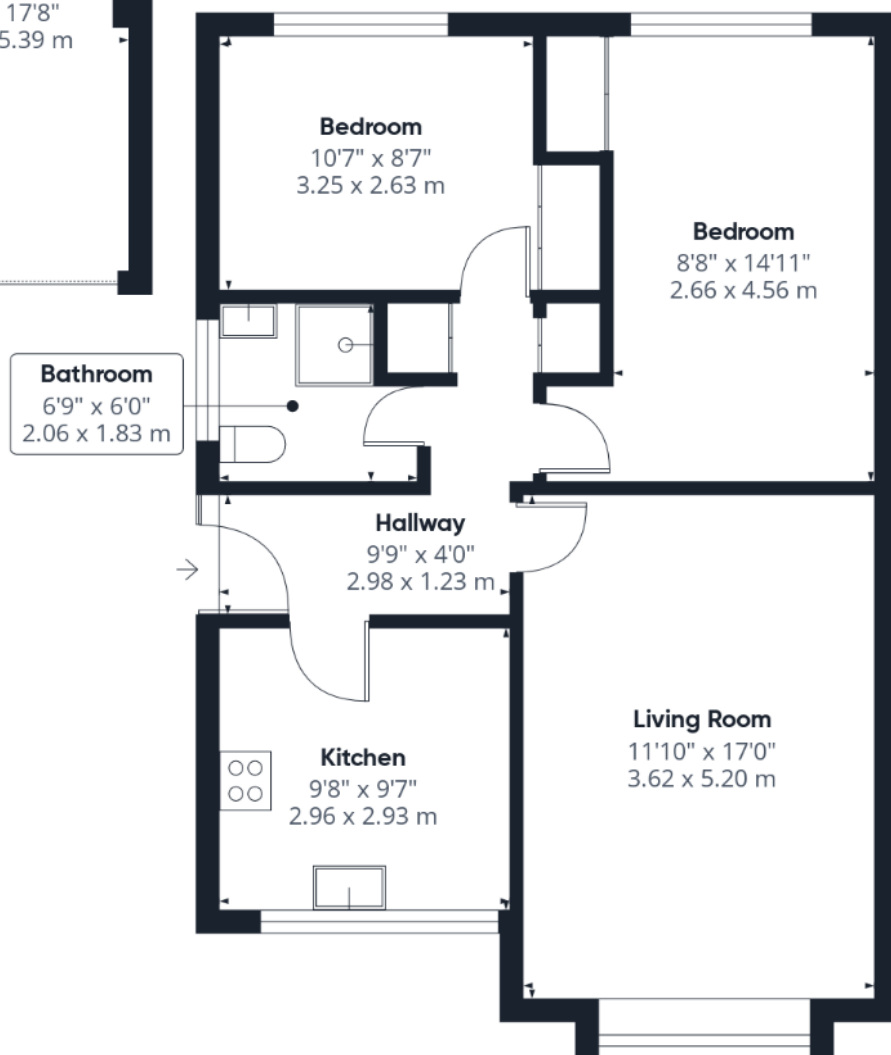
Approximate total area⁽¹⁾

812 ft²

75.4 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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