

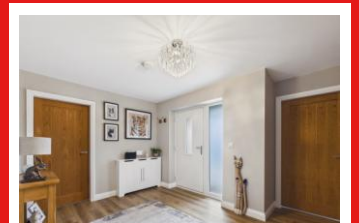


*'Hedgerows', 4 Stanley Way,
Horncastle, LN9 5FN
Asking Price Of £550,000*



- Beautifully Appointed Modern Bungalow
- Attractive Lounge & Garden Rooms
- Impressive Fully Fitted Kitchen
- 3 Double Bedrooms (1 En-suite)
- South-Facing Private Gardens
- Discreet, Private Location

Offered to the market is this stunning, spacious, and beautifully maintained detached modern bungalow. Offering stylish and contemporary living throughout, the property benefits from gas-fired central heating, uPVC double glazing, and the added advantage of an EV charging point, catering perfectly to modern lifestyles. Situated within a small, private development on the edge of the popular market town of Horncastle, this home enjoys both a peaceful setting and convenient access to local amenities. Finished to a high standard, the property provides well-appointed accommodation throughout.



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Gas fired under floor central heating to all rooms with individual thermostats, apart from the garden room which has electric under floor heating. Composite front entrance door, uPVC soffits and fascias throughout, together with Oak internal doors. The accommodation comprises:

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 garden room, TV and telephone points, and internal bi-folding doors opening into the living kitchen.



GARDEN ROOM Having under floor electric heating, solid tiled roof, USB charging points.

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, 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 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 wardrobes.

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

FAMILY BATHROOM Enclosed bath, double shower cubicle with waterfall and riser shower heads, extractor fan over, vanity hand basin with cupboards and drawers under, low 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, power and light connected.

THE GARDENS To the front is a gravelled driveway with ample parking space together with resin footpaths and lawn garden. Gated access to one side with resin footpaths and ceramic 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 (included in the sale).





Floor 0 Building 1



Floor 0 Building 2

Approximate total area^m
2071 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

OUTGOINGS - The property is situated within the East Lindsey District Council. Property Band D.

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: Walters- 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.

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		

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.