



***80 Horncastle Road,  
Roughton Moor, Woodhall Spa LN10 6UX  
Asking Price £489,000***



- Delightful Extended Bungalow
- 2 Reception Rooms, Home Office, Conservatory
- 3 Bedrooms, 2 Bathrooms
- Garage, Ample Parking
- Set in Large Stunning, Colourful Gardens approx 1/3 acre (STS)
- Gas Central Heating, uPVC Units. EPC Rating C

Set in a most desirable location, is this spacious extended, immaculately maintained three bedroom bungalow with home office, single garage and ample parking space. All set within private, delightful, colourful gardens, the rear being south-facing. The accommodation has gas fired central heating, together with uPVC units throughout and the Agent's strongly recommend an internal inspection to fully appreciate all on offer.



**Woodhall Spa - 01526 353185**  
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**RECEPTION HALL** Having two radiators, telephone point, door chimes, built-in cloaks cupboard and access to the roof void.

**LOUNGE** 14' 10" x 12' 6" (4.52m x 3.81m) Having a recess housing the cast iron log burner on hearth, double radiator, TV point and part glazed double doors leading through to the:

**DINING ROOM** 11' 3" x 9' 10" (3.43m x 3m) Having double radiator, door to office and snug, uPVC sealed double glazed sliding patio doors to the sun terrace and open access to:

**KITCHEN** 11' 4" x 11' 1" (3.45m x 3.38m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over and concealed lights. Built-in electric fan assisted double oven and grill, four ring gas hob with extractor fan and light over, space and plumbing for dishwasher, tiled floor, radiator, sliding door to the:

**UTILITY ROOM** 8' 11" x 4' 10" (2.72m x 1.47m) Having base and storage cupboards under worktops with space and plumbing for washing machine, built-in double storage cupboard, tiled floor, uPVC sealed double glazed rear entrance door, gas fired wall mounted combination boiler.

**OFFICE/SNUG** 20' 3" x 9' 8" (6.17m x 2.95m) Having hardwood flooring, radiator and uPVC sealed double glazed doors to:

**CONSERVATORY** 9' 2" x 9' 2" (2.79m x 2.79m) Being part-brick with uPVC sealed double glazed windows and double doors to the sun terrace, tiled floor, ceiling fan light.

**BEDROOM ONE** 12' 9" x 11' 4" (3.89m x 3.45m) With views over the rear garden, radiator and fitted double wardrobe.

**SHOWER ROOM** 8' 4" x 5' 0" (2.54m x 1.52m) Having tiled shower corner cubicle, pedestal hand basin and low level WC. Part-tiled walls, tiled floor, extractor fan and heated towel rail.

**BEDROOM TWO** 13' 6" x 10' 11" (4.11m x 3.33m) Having radiator, views over the front garden and fitted double wardrobe with sliding mirror doors.

**BEDROOM THREE** 9' 10" x 7' 6" (3m x 2.29m) With views over the front garden, radiator.

**BATHROOM** 8' 11" x 8' 2" (2.72m x 2.49m) Having enclosed bath, pedestal hand basin and low level WC. Part-tiled walls, tiled floor, radiator, heated towel rail and built-in shelved airing cupboard.

**OUTSIDE - DETACHED GARAGE** Set in the rear garden, with up-and-over door, power and light connected.

**THE GARDENS** The property is approached over a shared gravel driveway for three properties, and has its own gravel driveway set to the rear which leads to the detached garage together with a timber and felt store shed. The front garden is mainly lawn with gravel driveway providing ample parking space with Laurel hedging to the front boundary, lawn garden and well stocked flower and shrub beds including some small specimen trees to include to the front garden: Acer palmatum 'Sango Kaku', Amelanchier lamarcki, Cercis, and to the back garden: Prunus Amanogana. Slabbed footpaths lead to the fully enclosed and south-facing garden where there is a slabbed SUN TERRACE with steps leading down to the lawn garden, well stocked with flower and shrub beds.

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

**FIXTURES AND FITTINGS** - All those detailed are included in the sale as are the fitted carpets.

**POSSESSION** - Vacant possession will be given on completion.

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





Floor plan is 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.

