



Roman Way, Horncastle, Lincs, LN9 6PL

- IMMACULATELY presented and REFURBISHED
- TWO DOUBLE bedrooms with built in/space double wardrobes
- UPVC CONSERVATORY with light, central heating & power
- UPVC double glazing including external door and replaced patio doors
- SOUTH FACING and PRIVATE rear garden with pergola covered patio, decking complete with seating and shed.
- DETACHED BUNGALOW, separate GARAGE with 42 ft DRIVE
- LOUNGE with bow window & feature fireplace
- MODERN fitted KITCHEN, MODERN fitted SHOWER ROOM including double width shower
- GAS CENTRAL HEATING including replaced Worcester boiler
- Edge of historic market town, LIMITED 'UPWARD CHAIN'

Price £200,000



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DESCRIPTION

This is a very well presented and refurbished 2 double bedroom, 2 reception, detached bungalow with modern fitted kitchen, contemporary fitted shower room (former bathroom having a double width shower), lounge (with bow window), conservatory (with central heating, light & power), separate garage and extensive parking, as well as a south facing and private rear garden with pergola covered patio, decking complete with seating and a shed, all in a popular location on the edge of this well serviced historic market town, and there is only a LIMITED 'UPWARD CHAIN'.

It also benefits from good '71' energy efficiency rating (see separate graph), UPVC double glazing incl external door & replaced patio doors, UPVC fascias, mains gas central heating incl a replacement Worcester Greenstar 28i wall mounted mains gas fired boiler, external power and water tap, new side fence, and has been recently decorated.

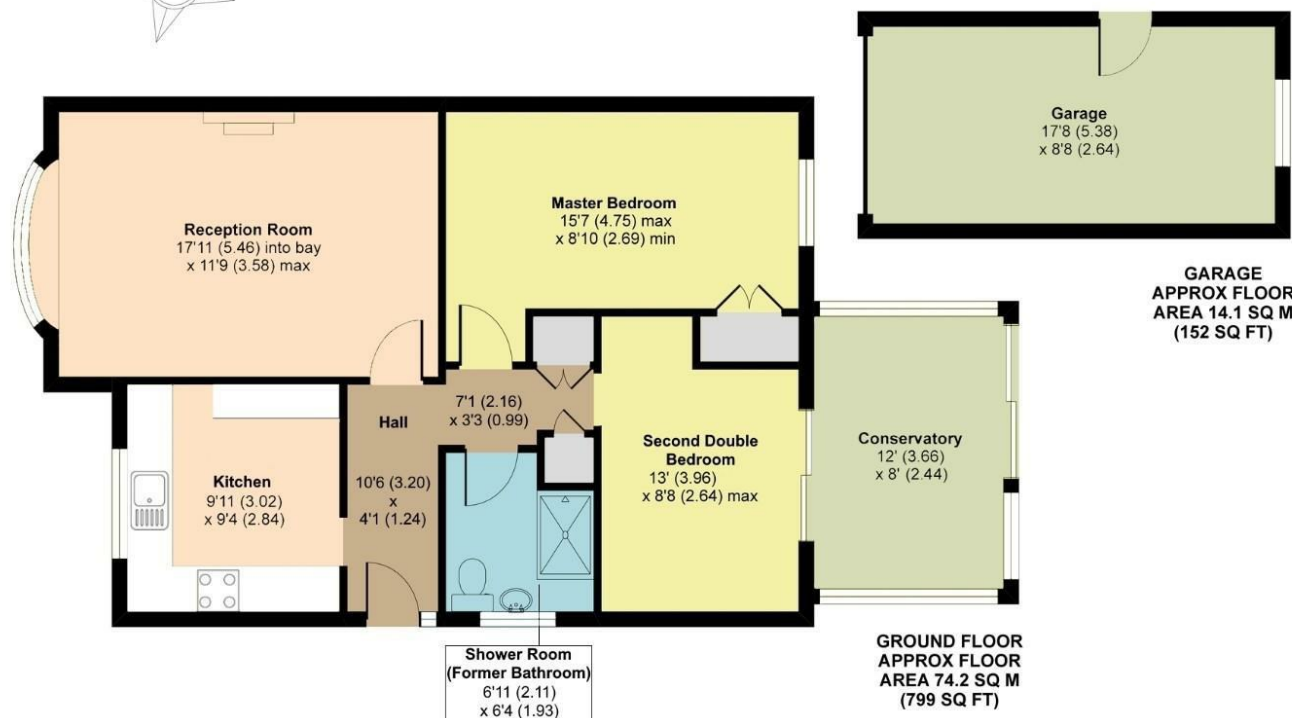
The property consists of entrance hall (with 2 built in cupboards incl a double fronted cloaks/storage cupboard), generous sized lounge (with bow window to the front overlooking the garden and having a feature fireplace with marble background & hearth, decorative wooden surround & a glass fronted coal effect gas fire), modern fitted kitchen (incl slot in Belling electric cooker, black coloured with glass fronted doors having double oven incl fan assisted, grill, LCD timer control & 4 ring halogen hob), modern fitted shower room (former bathroom, fully wall tiled & with double width shower), master bedroom with built in double wardrobe, second double bedroom (with recessed double wardrobe space) and patio doors to the UPVC double glazed conservatory (having light, central heating & power), which overlooks the rear garden.

Outside is the separate garage with light and power, a generous drive approximately 42' long, front garden that is laid to lawn with plants and shrubs and a south facing private garden with pergola covered patio, decking complete with seating and shed.





Approximate Area = 799 sq ft / 74.2 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 951 sq ft / 88.3 sq m
For identification only - Not to scale



Viewings

Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		71	8
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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