



***33 Roman Way,
Horncastle, LN9 6PL
Asking Price Of £210,000***



- Detached 3 Bedroom Bungalow
- Sought After Residential Area
- Good Sized Corner Plot
- Garage and Parking
- Gas Central Heating. uPVC Units
- No Forward Chain

Situated in this much sought after desirable residential area of the town, is this detached three bedroom bungalow, set on a good sized corner plot with garage and off road parking and is brought to the market with no forward chain



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





RECEPTION HALL With radiator, wall thermostat, telephone point, access to the roof void and built-in double cloaks cupboard and built-in airing cupboard housing the hot water tank with jacket and immersion heater fitted.

LOUNGE 18' 4" x 10' 7" (5.59m x 3.23m) Having fitted gas wall fire, single and double radiators, feature bow window to the front elevation, ceiling fan light.



KITCHEN 10' 7" x 10' 5" (3.23m x 3.18m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Space and point for electric cooker with extractor fan and light over, space and plumbing for washing machine, double radiator, cupboard housing the gas fired wall mounted boiler and uPVC sealed double glazed rear entrance door.

BEDROOM ONE 10' 7" x 10' 5" (3.23m x 3.18m) Having radiator, ceiling fan light and built-in double wardrobe with interior shelf and hanging rail.

BEDROOM TWO 10' 8" x 8' 9" (3.25m x 2.67m) Having

radiator, ceiling fan light and built-in double wardrobe with interior shelf and hanging rail.

BEDROOM THREE 9' 4" x 8' 7" (2.84m x 2.62m)
Having radiator, window blind and built-in double wardrobe.

CLOAKROOM Having low level WC, hand basin and medicine cabinet.

WET ROOM 7' 2" x 7' 2" (2.18m x 2.18m) (Max)
Having part-tiled walls with shower area, electric shower unit with curtain and rail, pedestal hand basin, wall mirror over and low level WC. Radiator and extractor fan.

GARAGE 16' 9" x 8' 6" (5.11m x 2.59m) Having up-and-over door and with power and light connected.

TWO TIMBER AND FELT GARDEN STORE SHEDS
Set within the rear garden and also included in the sale.

THE GARDENS The property is set on a good sized corner plot with open plan lawn garden together with concrete driveway fronting the garage, ideal for additional parking. Gated access to the fully enclosed and private rear garden, mainly laid to concrete slab for ease of maintenance. There is an outside cold water tap and lights to the property.

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

POSSESSION - Vacant possession will be given on completion.

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

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



Ground Floor



Floor plans are to show layout only and are 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.

EPC graph to follow

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.