



**The Rowans**

Main Road, Roughton, Woodhall Spa, Lincolnshire LN10 6YJ

**£365,000**

**BELL**



# The Rowans

## Main Road, Roughton LN10 6YJ

Lincoln – 22 miles  
 Grantham – 33 miles with East Coast rail link to London  
 Boston - 17 miles  
 Woodhall Spa – 3.5 miles

(Distances are approximate)

An exceptionally well-presented dormer bungalow pleasantly situated within the village of Roughton, mid-way between the inland resort of Woodhall Spa and the Georgian market town of Horncastle, with their wide range of shopping, social and educational facilities. Internally the property is enhanced by thoughtfully designed versatile accommodation including up to three double bedrooms, two reception rooms and stylish kitchen diner. Outside, the property stands centrally to an elevated plot with extensive parking, detached garage and attractive westerly facing rear gardens. Roughton is an attractive village with many appealing countryside walks to Woodhall Spa and neighbouring village of Kirkby on Bain with its traditional public house. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.



### Accommodation

Entrance into the property is gained through a uPVC door leading into:

### Reception Hall

With oak staircase to the first floor and having wood effect flooring and oak doors to:

**Living Room 23' 0" x 11' 0" (7.01m x 3.35m) narrowing to 9' 9" (2.97m)**

A dual aspect room including bay window to the front and uPVC patio doors to the rear garden. There is a wood burning stove set to granite hearth, coved ceiling, radiator and power points.



**Bathroom 7' 11" x 5' 10" (2.41m x 1.78m)**

Having a stylish white suite comprising paneled bath with shower attachment taps, wash hand basin inset to quartz over vanity unit and a low-level WC. There is decorative wall tiling, chrome heated towel radiator and tiled flooring.

**Home Office/Bedroom 13' 0" x 13' 0" (3.96m x 3.96m)**

With front aspect and having coved ceiling, radiator and power points.

**Kitchen/Breakfast Room 14' 0" x 13' 0" (4.26m x 3.96m)**

A dual aspect room with a range of fitted units comprising one and a half sink drainer inset to solid timber worksurface over base units including integral dishwasher. There is a four-ring electric hob over electric oven, wall mounted cupboards above with down lighting and filter hood over the hob, built-in larder cupboard and integral fridge and freezer. There are ceiling spotlights, radiator, ample power points and glazed panel door to:

**Garden Room 13' 4" x 11' 9" (4.06m x 3.58m)**

Providing views over the rear garden and having, tiled flooring, radiator, power points and timber sliding 'Barn' door to:

**Utility Room 8' 2" x 8' 1" (2.49m x 2.46m)**

With side aspect and having fitted worksurface over base units and space with plumbing for washing machine. There is tiled flooring, radiator and power points.

**First Floor**

**Landing**

With power points and door to:

**Bedroom One 13' 3" x 11' 6" (4.04m x 3.50m) extending to 19' 5" (5.91m)**

A dual aspect room with views to the front and 'Velux' window to the rear. There is an extensive range of fitted units including four wardrobes, three sets of drawers, two bedside cabinets and further cupboard. There are ceiling spotlights, radiator and power points.

**Bedroom Two 12' 3" excluding wardrobe x 9' 8" (3.73m x 2.94m)**

With front aspect and having built-in triple wardrobe with sliding mirrored door, ceiling spotlights, radiator and power point.





### Shower Room

Being fully wall tiled and having a white suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is underfloor heating, tiled flooring and a heated towel radiator.

### Outside

The property is approached through a timber five bar gate and over a driveway providing ample parking and turning area. The remaining front garden is laid to lawn with decorative shrubs to borders and electric hook up. The driveway continues through a second timber five bar gate to covered parking and leads to **Detached Garage 23' 5" x 11' 7" (7.13m x 3.53m)** with electric roller door, power, lighting and service door to the side. The remaining rear garden is laid to lawn with paved patio off the garden room, **Timber Summer House, Greenhouse, Metal Store** and a wide variety of decorative shrubs to borders. There is outside lighting, water tap and power points.

### Further Information

Mains water & electric. Drains to a private system. Oil fired central heating.

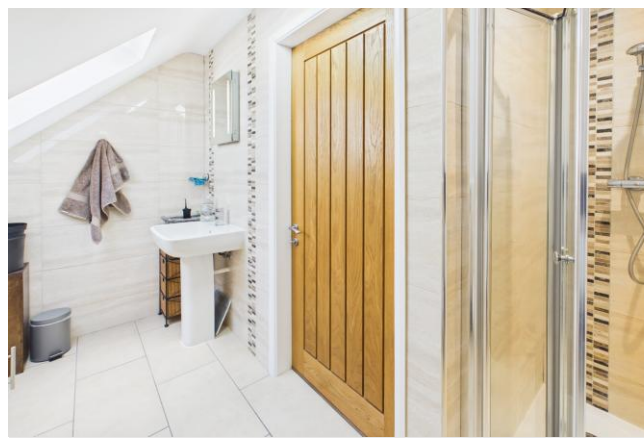
**Local Authority:** East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH.

DISTRICT COUNCIL TAX BAND = C

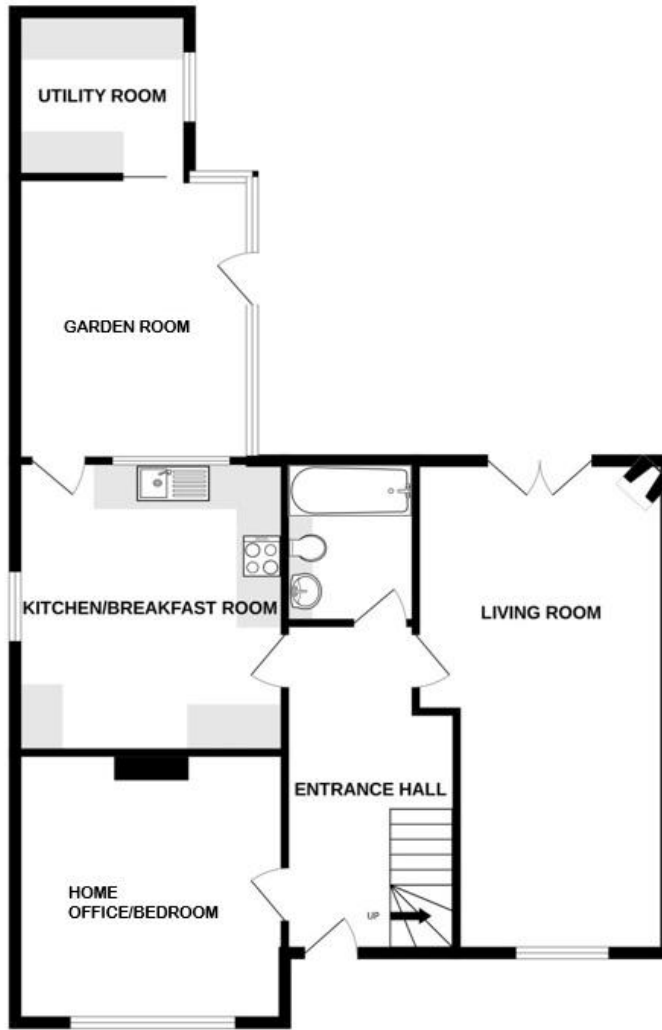
EPC RATING = tbc

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**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.







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**TOTAL FLOOR AREA : 1409 sq.ft. (130.9 sq.m.) approx.**

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