



34, Roman Way
Horncastle, LN9 6PL

BELL



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34 Roman Way is a two-bedroom, detached bungalow on this popular crescent of similar properties. Enjoying lawned front and paved rear gardens; driveway and garage parking, the bungalow is offered to the market with NO ONWARD CHAIN.

The services and amenities of Horncastle are within convenient distance, particularly close are the Spilsby Road petrol station and garage, and bus stop which links into town, and from there to the coast and the city of Lincoln.



ACCOMMODATION

Hallway

Entered through composite double glazed door to side, with light to ceiling, loft access hatch, carpet. Radiator.

Bedroom 2

Having uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points. Built in wardrobe and storage space.



Lounge

With uPVC double glazed bow window to front, light to ceiling. Electric 'fire' to protruding surround. Radiator, carpet, multiple power points.

Bedroom 1

With wood window to conservatory to rear, light to ceiling rose. Slatted doors to built in storage space, radiator, carpet, multiple power points.

Kitchen

Having lights to ceiling, units to base and wall levels. 1 1/2 sink and drainer to roll edge worktop, integrated fridge and freezer. Lamona oven, hob; space and connection for under counter washing machine. Tiled flooring.

Conservatory

With uPVC double glazed windows to side and rear, sliding doors to rear. Lights to ceiling. Radiator, multiple power points, tiled flooring.

Bathroom

With uPVC double glazed obscured window to side, light to ceiling. Low level wc, hand wash basin to storage unit. Corner shower cubicle with triton shower over and tiled surround, heated towel rail.

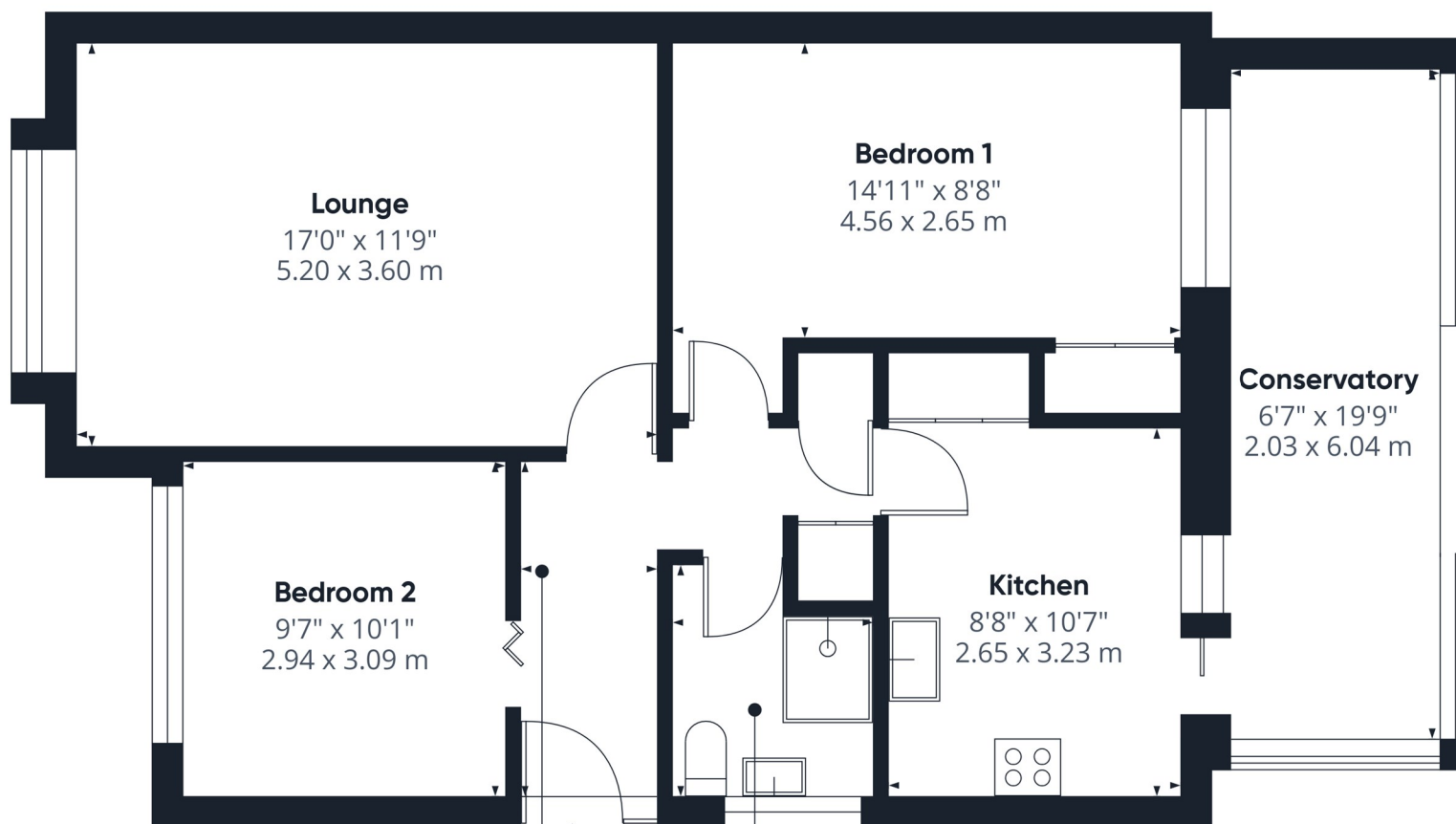
Outside

The property is approached up a concreted driveway, leading beneath car port to the single garage.

The front garden is laid to lawn with mature shrubs to one side, and flower beds. Containing the side is a lean-to garden store.

The rear garden, South and West facing, is a bright, low maintenance space being laid to paving with mature flower beds; a timber shed and further lean-to store behind the garage.

Garage



Approximate total area⁽¹⁾
805 ft²
74.8 m²

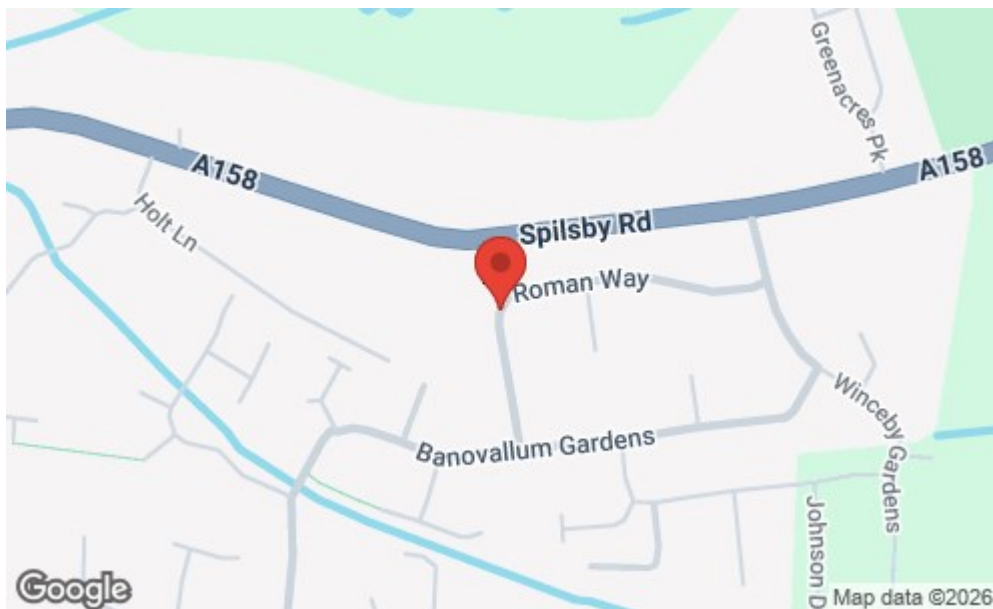
(1) Excluding balconies and terraces

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

GIRAFFE360







COUNCIL TAX: – Tax band: B

ENERGY PERFORMANCE RATING;

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.

VIEWING: By arrangement with the agent's Horncastle Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

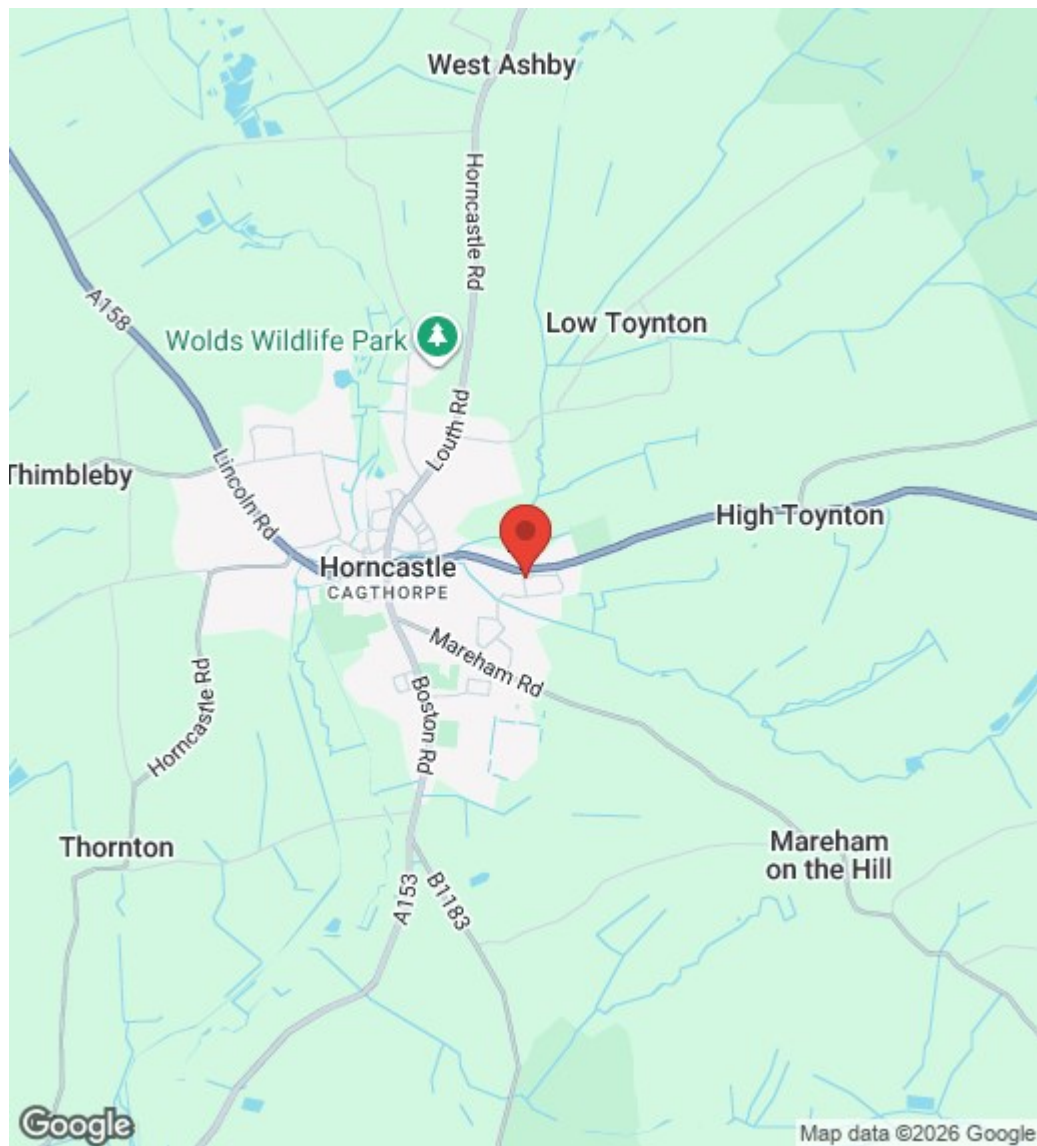
Website: www.robert-bell.org

Brochure prepared: 19th August 2026

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