

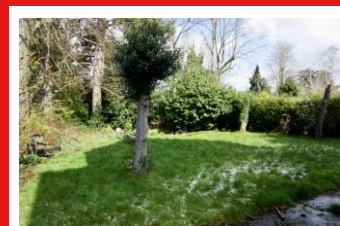
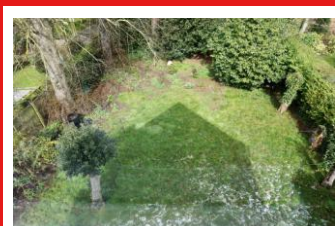


*Latchmore, Iddesleigh Road,
Woodhall Spa, LN10 6SR
Offers in Excess Of £450,000 Invited*



- Substantial Period Residence
- Prime Central Village Location
- Currently Divided into Three Flats
- Good Sized Gardens
- Gas Central Heating
- No Forward Chain

Situated in this prime central village location, is this substantial semi-detached period residence, currently divided into three separate apartments which were previously rented out. This is an ideal investment opportunity, or to convert back into a spacious family residence with possible business opportunities (subject to any necessary planning consent). The property is brought to the market with no forward chain.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





This substantial semi-detached period residence is divided into three apartments, all of which have gas fired central heating, own kitchen and bathrooms, but with some thought and imagination could easily be converted back to provide a substantial and very spacious period family residence with possible business opportunities.

FLAT ONE Is a ground floor apartment with its own separate access to side into the kitchen.

KITCHEN 13' 3" x 7' 7" (4.04m x 2.31m)

DINING ROOM 15' 9" x 10' 3" (4.8m x 3.12m)

LOUNGE 13' 9" x 13' 9" (4.19m x 4.19m) Plus bay window overlooking the front garden.

REAR HALLWAY With door to the rear garden and with built-in storage cupboard and under stairs storage cupboard.

FRONT BEDROOM 14' 9" x 12' 8" (4.5m x 3.86m) With bay window.

BACK BEDROOM 14' 4" x 12' 9" (4.37m x 3.89m) Including bay

window.

BATHROOM 12' 0" x 5' 7" (3.66m x 1.7m) With separate WC.

FLAT TWO Is a first floor apartment, having a communal front entrance porch and hallway with stairs leading to both flats two and three.

SMALL INNER HALL With kitchen off.

KITCHEN 12' 6" x 9' 2" (3.81m x 2.79m)

BATHROOM 7' 7" x 4' 2" (2.31m x 1.27m) Separate WC.

INNER HALLWAY With lounge off.

LOUNGE 14' 3" x 14' 0" (4.34m x 4.27m)

BEDROOM 11' 2" x 10' 9" (3.4m x 3.28m)

FLAT THREE

RECEPTION HALLWAY with staircase to the second floor.

LOUNGE 15' 3" x 12' 2" (4.65m x 3.71m)

DINING ROOM 12' 8" x 11' 2" (3.86m x 3.4m)

KITCHEN 13' 3" x 8' 8" (4.04m x 2.64m)

SECOND FLOOR LANDING off which are:

BEDROOM ONE 16' 5" x 11' 0" (5m x 3.35m)

EN-SUITE 13' 5" x 12' 8" (4.09m x 3.86m)

BEDROOM TWO 17' 0" x 12' 0" (5.18m x 3.66m)

BEDROOM THREE 13' 4" x 12' 9" (4.06m x 3.89m)

BEDROOM FOUR 12' 9" x 9' 0" (3.89m x 2.74m)

SHOWER ROOM 9' 7" x 6' 0" (2.92m x 1.83m)

THE GARDENS Mainly laid to lawn and are of a good size and provide ample room to construct a garage if required, subject to Planning Permission.

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





OUTGOINGS - The apartments are all rated separately and we understand are all in Band A.

POSSESSION - Vacant possession will be given on completion.

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

Floor plans are to show layout only and are not drawn to scale.

EPC Ratings for all three flats is D

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.