



*17 Heather Close,
Woodhall Spa, LN10 6YD
Asking Price Of £310,000*



- Detached 3 Bedroom Bungalow
- L-Shaped Lounge/Diner
- Prime Sought After Location
- Large Single Garage
- Convenient Sized Gardens
- Gas CH. uPVC Units Throughout

Walters Estate Agents are offering to the market this detached bungalow situated within this prime and much sought after residential location on the edge of a quiet cul-de-sac, set within convenient sized gardens with garage and off-road parking.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





ENCLOSED ENTRANCE PORCH With tiled floor and radiator.

CLOAKROOM off, having fully tiled walls and floor with low level WC, hand basin and towel rail.

L-SHAPED LOUNGE/DINER 24' 0" x 17' 8" (7.32m x 5.38m) (Max) Having double and two single radiators, TV and telephone points and in-set ceiling lights.

KITCHEN 11' 8" x 9' 8" (3.56m x 2.95m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric oven and grill, four ring electric hob, space for fridge/freezer, space and plumbing for washing machine. Space and plumbing for slim line dishwasher, telephone point, fully tiled walls, radiator, in-set ceiling lights and uPVC sealed double glazed side entrance door.

INNER HALLWAY Having radiator, wall thermostat, in-set ceiling lights, door chimes, built-in cloaks cupboard, built-in airing cupboard housing the pre-lagged hot water tank with

immersion heater fitted and access to roof void via loft ladder.

BEDROOM ONE 11' 8" x 11' 8" (3.56m x 3.56m) Having double radiator, fitted double wardrobe and uPVC sealed double glazed door to:

CONSERVATORY 22' 5" x 5' 7" (6.83m x 1.7m) Being part-brick with uPVC sealed double glazed windows and sliding patio doors to the rear garden.

BEDROOM TWO 12' 0" x 11' 9" (3.66m x 3.58m) Having radiator and fitted double wardrobe.

BEDROOM THREE 10' 2" x 8' 2" (3.1m x 2.49m) With radiator.

BATHROOM 8' 4" x 7' 9" (2.54m x 2.36m) Having fully tiled walls, panelled bath, separate shower cubicle with folding doors, vanity hand basin with double cupboard under and low level WC. In-set ceiling lights, shaver light and point, radiator and medicine cabinet.

OUTSIDE - GARAGE 16' 3" x 12' 5" (4.95m x 3.78m) (Max) Having up-and-over and rear personal door, power and light connected and also housing the Worcester wall mounted gas boiler.

THE GARDENS The property is approached over a block paved driveway with ample parking space with open plan lawn garden. Gated access to either side over slabbed footpaths, small patio area off the kitchen and to the other side lawn garden leading to the rear which is fully enclosed and mainly laid to lawn. There is an outside cold water tap, timber and felt garden store shed and timber and felt **SUMMER HOUSE**.

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

POSSESSION - Vacant possession will be given on completion.

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

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





Floor plans are to show layout only and 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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	