

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 proudly present this detached bungalow located in a prime and highly sought-after residential area, nestled at the end of a quiet cul-de-sac. The property features conveniently sized gardens, a garage, and off-road parking, making it an ideal choice for comfortable and peaceful living.

















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 with extractor fan and light over, 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









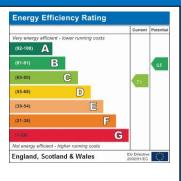


Floor plans are to show layout only and not drawn to scale.

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.



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