

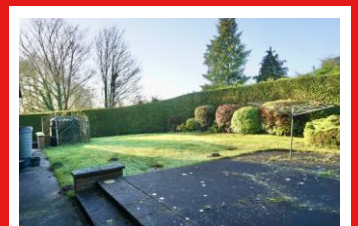


*'Woodvale', Main Road,
Roughton, LN10 6YJ
Asking Price Of £325,000*



- Spacious Detached Bungalow
- Elevated Gardens
- 3 Bedrooms (1 en-suite)
- Good Sized Private Gardens
- Double Garage & Parking
- No Forward Chain

Walter's are pleased to bring to the market this spacious detached three bedroom bungalow with en-suite to the main bedroom, good sized L-shaped lounge/diner, set within good sized private elevated gardens with double garage and ample parking space, in this much sought after and peaceful rural village. The village being convenient for Woodhall Spa, Horncastle and the villages of Coningsby and Tattershall.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersestateagents.co.uk





The accommodation which does require some updating has sealed double glazed windows throughout together with oil fired central heating and briefly comprises:

ENCLOSED ENTRANCE PORCH With tiled floor.

RECEPTION HALL With radiator, wall thermostat, telephone point, built-in cloaks cupboard with interior shelf and hanging rail, access to the roof void.

L-SHAPED LOUNGE/DINER

LOUNGE AREA 19' 0" x 9' 9" (5.79m x 2.97m) Having feature brick open fireplace and tiled hearth with matching side TV area and recess, feature bay window with radiator, TV aerial point, wall lights and central light, open access to:

DINING AREA 9' 9" x 8' 2" (2.97m x 2.49m) With wall lights and centre light, radiator, service hatch to the kitchen.

KITCHEN 10' 6" x 8' 7" (3.2m x 2.62m) Having stainless steel single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops with wall cupboards over. Free standing electric double oven and grill with four ring ceramic hob with extractor fan and light over, radiator, part-tiled walls.

UTILITY ROOM 7' 4" x 5' 0" (2.24m x 1.52m) Having space and plumbing for washing machine, radiator and rear entrance door.

BEDROOM ONE 12' 8" x 11' 3" (3.86m x 3.43m) With radiator and built-in double wardrobe.

EN-SUITE SHOWER ROOM Having walk-in shower cubicle with sliding doors, hand basin and low level WC. Part-tiled walls, radiator, shaver light and point.

BEDROOM TWO 12' 6" x 9' 3" (3.81m x 2.82m) With radiator and built-in double wardrobe with sliding doors.

BEDROOM THREE 10' 8" x 8' 6" (3.25m x 2.59m) With radiator.

BATHROOM 8' 9" x 5' 7" (2.67m x 1.7m) With panelled bath with shower mixer taps, pedestal hand basin and low level WC. Part-tiled walls, radiator, shaver light and point, built-in airing cupboard housing the pre-lagged hot water tank and immersion heater fitted.

SEPARATE WC With low level WC, hand basin, part-tiled walls and radiator.

OUTSIDE - DOUBLE GARAGE 19' 4" x 16' 0" (5.89m x 4.88m) Having remote controlled up-and-over door, rear personal door, oil fired boiler, power and light, access to the roof space and small store room off.

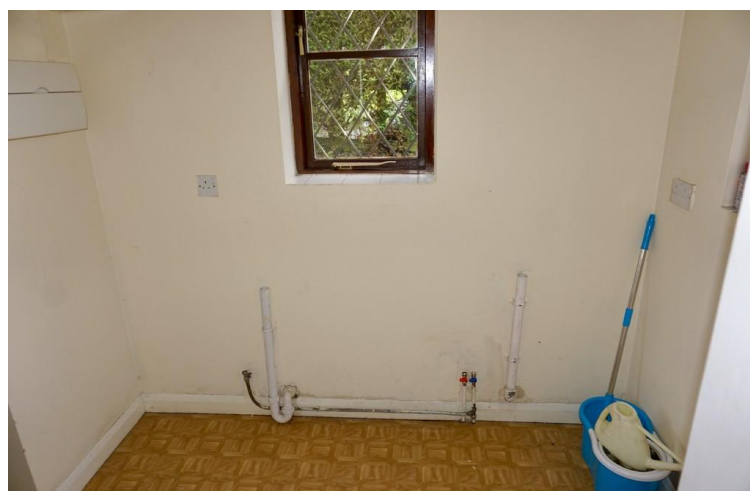
THE GARDENS The property is set on an elevated plot with a tarmac driveway and turning area with steps to the property. Part gravelled and part lawn elevated front garden with gated access to either side leading to the fully enclosed and private south-facing rear gardens where there are slabbed footpaths, patio area and is mainly laid to lawn.

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

POSSESSION - Vacant possession will be given on completion.

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

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



Ground Floor



Floor plans are to show layout only and are 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.

EPC GRAPH TO FOLLOW

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.