

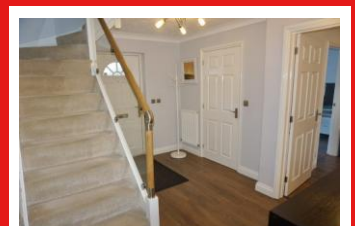
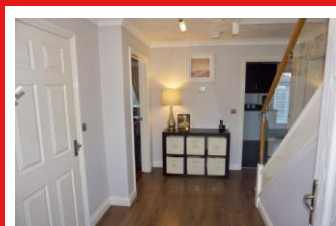


***46 Turnberry Drive,
Woodhall Spa, LN10 6UE
Asking Price Of £445,000***



- Spacious Detached Family Home
- Beautifully Presented & Maintained
- 3 Reception Rooms, Conservatory
- 4 Bedrooms (1 en-suite)
- Small Private Cul-de-Sac Location
- Gardens & Double Garage

Walters offer to the market this spacious, well appointed and maintained detached four bedroom family home, set in a small and peaceful private cul-de-sac in gardens with double garage and ample parking space. The property is located within this much sought after residential area of the village, having uPVC triple glazed units throughout together with gas fired central heating and fully warrants an internal inspection to appreciate the quality of the accommodation on offer.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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RECEPTION HALL Having staircase to the first floor with Oak hand rails and under stairs storage cupboard, radiator, smoke detector and Oak effect laminate flooring.

CLOAKROOM With low level WC, hand basin with tiled splashback, heated towel rail, extractor fan and Oak effect laminate flooring.

LOUNGE 14' 1" x 12' 9" (4.29m x 3.89m) Having in-set coal effect gas fire with remote control, two radiators, TV and telephone points, Oak effect laminate flooring, door to Study and uPVC sealed triple glazed double doors to:

CONSERVATORY 11' 3" x 10' 0" (3.43m x 3.05m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear garden, ceiling fan light, window and door blinds.

STUDY 8' 9" x 7' 0" (2.67m x 2.13m) With Oak effect laminate flooring, telephone point and radiator.

DINING ROOM 11' 9" x 11' 0" (3.58m x 3.35m) Having Oak effect laminate flooring and radiator.

KITCHEN 14' 4" x 8' 8" (4.37m x 2.64m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and

drawers under worktops with wall cupboards over with concealed lights. Electric fan assisted double oven and grill with four ring induction hob with splashback and extractor fan and light over. Integral dishwasher, integral fridge, radiator.

UTILITY ROOM 8' 9" x 5' 1" (2.67m x 1.55m) Having stainless steel single drainer sink unit with mixer taps, two base cupboards with space and plumbing for washing machine, rear entrance door, extractor fan, radiator and gas fired wall mounted boiler.

FIRST FLOOR LANDING With radiator, access to the roof void via a loft ladder. Loft is part boarded.

BEDROOM ONE 12' 8" x 11' 1" (3.86m x 3.38m) With radiator, TV and telephone points. **EN-SUITE SHOWER ROOM** Having large walk-in shower cubicle with waterfall shower head, extractor fan and light over, vanity hand basin with double cupboard under and low level WC. Shaver point and heated towel rail.

BEDROOM TWO 12' 1" x 9' 2" (3.68m x 2.79m) With radiator, TV aerial point.

BEDROOM THREE 12' 9" x 8' 7" (3.89m x 2.62m) With radiator.

BEDROOM FOUR 8' 9" x 8' 8" (2.67m x 2.64m) With radiator and TV point.

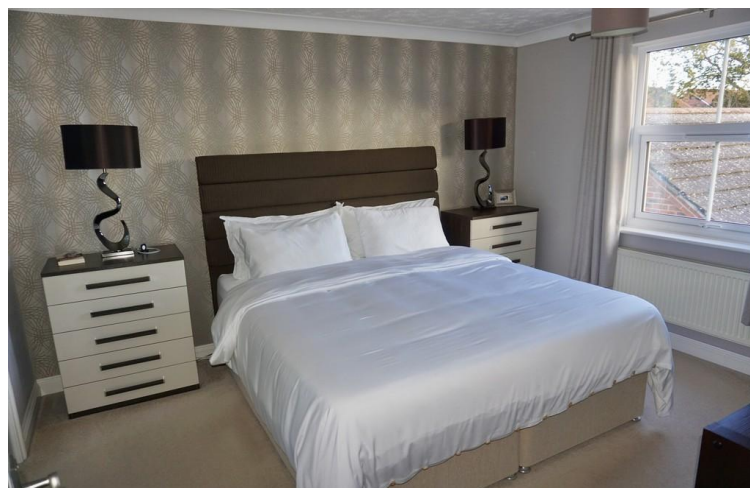
FAMILY BATHROOM 8' 7" x 7' 8" (2.62m x 2.34m) Having panelled bath with shower mixer taps, shower cubicle with waterfall shower head, pedestal hand basin and low level WC. Heated towel rail, medicine cabinet with internal shaver point and lighted mirror, built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted, in-set ceiling lights and extractor fan.

OUTSIDE - DOUBLE GARAGE 17' 7" x 17' 5" (5.36m x 5.31m) Having two electric roll-up remote controlled doors and side personal door. Power and light connected.

THE GARDENS The property is approached over a private block paved driveway with gravelled drive fronting the garage and providing ample parking space. Lawn garden to the front and side of the garage with gated access leading to the fully enclosed and private rear gardens with slabbed footpaths and patio area, 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 window blinds where fitted.

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

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.

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+)	A		
(81-91)	B		
(69-80)	C	73	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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