

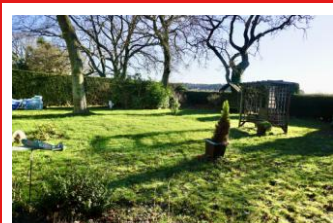
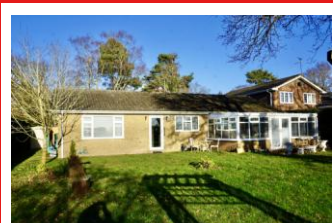


***41 Woodland Drive,  
Woodhall Spa, LN10 6YG  
Offers in Excess Of £425,000***



- Spacious Detached Bungalow
- Prime Sought After Location
- Large Lounge & Conservatory
- 3 Bedrooms, Bathroom
- Good Sized Gardens
- No Forward Chain

Situated in this prime and much sought after residential area, set within good sized gardens, the rear being south facing and enjoying open views over the adjoining farmland, is this spacious detached three bedroom bungalow. The property has gas fired central heating together with uPVC units throughout and is brought to the market with **NO FORWARD CHAIN.**



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**

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**LARGE RECEPTION HALL** With built-in shelved airing cupboard housing the hot water tank with jacket and immersion heater fitted. Built-in storage cupboard, built-in cupboard housing the gas fired wall mounted boiler, access to the roof void over a loft ladder and is part boarded. Telephone point, radiator and wall thermostat.

**CLOAKROOM** Having low level WC, corner hand basin with tiled splash back, radiator and tiled floor.

**L-SHAPED LOUNGE/DINER** 22' 9" x 14' 5" (6.93m x 4.39m) (Max) Having feature stone fireplace with tiled hearth with mantle over and side plinth, double and single radiators, TV point, aluminium framed sealed double glazed sliding patio doors to:

**LARGE CONSERVATORY** 19' 7" x 11' 7" (5.97m x 3.53m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear south facing garden, tiled floor, window and ceiling blinds, door to the garage.

**KITCHEN** 15' 6" x 9' 8" (4.72m 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 with four ring gas hob with extractor fan and light over, integral fridge, cupboard housing the washing machine, integral dishwasher, radiator, part-tiled walls and uPVC sealed double glazed rear entrance door.

**BEDROOM ONE** 13' 0" x 11' 9" (3.96m x 3.58m) With two radiators and telephone point.

**BEDROOM TWO** 10' 8" x 9' 9" (3.25m x 2.97m) With radiator, window blinds, fitted range of wardrobes to one wall with matching three drawer unit and two bedside units.

**BEDROOM THREE** 10' 8" x 7' 9" (3.25m x 2.36m) With radiator.

**BATHROOM** 9' 3" x 5' 7" (2.82m x 1.7m) Having walk-in panelled bath with remote control seat and shower mixer taps, pedestal hand basin and low level WC. Fully tiled walls, radiator, wall mirror and medicine cabinet.

**OUTSIDE - GARAGE** 22' 2" x 9' 7" (6.76m x 2.92m) Having remote control roll-up door and with power and light connected.

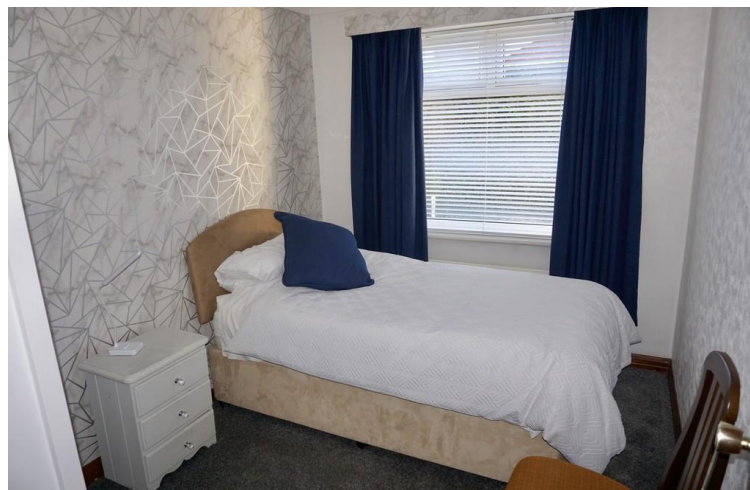
**THE GARDENS** The property is approached over a large gravel driveway providing ample parking space, having lawns to either side with pine and silver birch trees. To the rear, which is fully enclosed and south facing, are gardens mainly laid to lawn with views over the adjoining farmland. There is a timber garden store shed to the side of the bungalow which is also included in the sale.

**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.



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.

**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.

