



*6 Clinton Way,  
Woodhall Spa, LN10 6QW  
Asking Price Of £324,000*



- Extremely Well Presented Bungalow
- Immaculate Condition Throughout
- Large Lounge, Separate Dining Room
- Well Appointed Breakfast Kitchen
- 3 Bedrooms (1 en-suite)
- Low Maintenance Gardens

Walters are pleased to offer to the market this immaculately presented and maintained detached three bedroom bungalow with en-suite. Having gas fired central heating, together with uPVC units throughout, set in a quiet residential location on the outskirts of the village, in convenient sized low maintenance gardens and the Agent has no hesitation in recommending an internal inspection. There is a burglar alarm system installed at the property.



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

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ENCLOSED ENTRANCE LOBBY With radiator, door to: RECEPTION HALL having radiator, door chimes, smoke detector, built-in cloaks cupboard, built-in shelved airing cupboard also housing the pre-lagged hot water tank with immersion heater fitted, access to the roof void via a loft ladder. Double doors to the dining room and glazed double doors to:

LOUNGE 20' 9" x 12' 0" (6.32m x 3.66m) (Max) Having feature fire surround and hearth, two radiators, wall lights and TV aerial point.

DINING ROOM 11' 3" x 10' 5" (3.43m x 3.18m) Having uPVC sealed double glazed sliding patio doors to the rear garden, radiator and telephone point.



BREAKFAST KITCHEN 15' 2" x 10' 5" (4.62m x 3.18m) Having 1½ bowl 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 fan assisted oven and grill, five ring gas hob with extractor fan and light over, pull-out larder unit, integral fridge and integral dishwasher. Breakfast bar with cupboards and drawers under worktop, part-tiled walls, radiator and TV point.

UTILITY ROOM 9' 0" x 6' 5" (2.74m x 1.96m) Having stainless



steel single drainer sink unit with double cupboard under, space and plumbing for washing machine, space for tumble dryer, wall cupboards, side entrance door, radiator and gas fired wall mounted boiler.

**BEDROOM ONE** 13' 0" x 10' 5" (3.96m x 3.18m) Having radiator, ceiling fan light, TV aerial point, built-in range of wardrobes with matching dressing table with six drawers under.

**EN-SUITE** Having fully tiled corner shower cubicle, vanity hand basin with cupboards under and low level WC. Part-tiled walls, tiled flooring, radiator and extractor fan.

**BEDROOM TWO** 10' 8" x 10' 2" (3.25m x 3.1m) Having two fitted double wardrobes with central dressing table with two drawers under, cupboards over and wall mirror, radiator, TV aerial point and ceiling fan light.

**BEDROOM THREE** 10' 3" x 10' 2" (3.12m x 3.1m) With radiator and ceiling fan light.

**BATHROOM** 10' 5" x 6' 9" (3.18m x 2.06m) Having panelled bath, vanity hand basin with cupboards under and low level WC. Vanity unit over with cupboards and wall mirror, extractor fan, tiled floor and radiator.

**OUTSIDE - GARAGE** 17' 6" x 9' 0" (5.33m x 2.74m) With electric remote control roll-up door and with power and light connected.

**THE GARDENS** The property is approached over a block paved driveway with parking fronting the garage for two cars with lawn gardens having flower and shrub beds. Block paved footpaths lead to the fully enclosed and private rear garden with slabbed patio area, gravelled area for ease of maintenance, together with well stocked flower and shrub beds. There is also a feature fountain and a timber and felt garden store shed (also included in the sale).

**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.

**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.