



***22 Tor-o-moor Gardens,  
Woodhall Spa, LN10 6RX  
Asking Price of £299,950***



- Detached 3 Bedroom Bungalow
- Good Sized Corner Plot
- Ample Room to Extend (Subject to PP)
- L-Shaped Lounge/Diner
- Garage & Ample Car Parking
- No Upward Chain

Situated in this quiet, much sought after residential area of the village, set within good sized gardens on a corner plot, is this detached three bedroom bungalow having gas fired central heating and uPVC sealed double glazed units throughout. The property has ample room to extend if required, and subject to Planning Permission, space within the rear garden for storage of a caravan or motor home and is offered to the market with NO UPWARD CHAIN.



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

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ENCLOSED ENTRANCE PORCH With door to: ENTRANCE LOBBY with radiator. Access to:

L-SHAPED LOUNGE/DINER 21' 6" x 14' 2" (6.55m x 4.32m) (Max) Having feature stone fire surround and hearth with fitted coal effect gas fire, two radiators, TV and telephone points.

INNER HALLWAY With access to the roof void, built-in airing cupboard housing the gas fired wall mounted combination boiler. Wall shelving.



KITCHEN 10' 9" x 9' 1" (3.28m x 2.77m) Having stainless steel 1 1/2 bowl single drainer sink unit and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven and grill with four ring electric ceramic hob, radiator, part-tiled walls, space and plumbing for washing machine and in-set ceiling lights.

CONSERVATORY 10' 2" x 8' 0" (3.1m x 2.44m) Being part-brick with uPVC sealed double glazed windows and door to the rear garden, access to the garage.

CLOAKROOM off, having low level WC, hand basin, extractor fan and heated towel rail.

BEDROOM ONE 12' 2" x 9' 8" (3.71m x 2.95m) With radiator.

BEDROOM TWO 12' 9" x 8' 9" (3.89m x 2.67m) Having radiator and built-in double wardrobe with interior shelf and hanging rail.

BEDROOM THREE 8' 9" x 8' 0" (2.67m x 2.44m) Having radiator, built-in double wardrobe with sliding doors and interior shelf and hanging rail.

BATHROOM With enclosed bath with shower over and side screen, vanity hand basin with two drawers under and low level WC. Radiator, heated towel rail, extractor fan and part-tiled walls.

OUTSIDE - GARAGE 18' 7" x 18' 0" (5.66m x 5.49m) Having up-and-over door and with power and light connected.

THE GARDENS The property is situated on a good sized corner plot with a concrete driveway fronting the garage. The rear gardens are fully enclosed and south-facing, having slabbed patio area and good sized lawn garden. There are outside power points and lighting to the property.

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

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.

