



***49 St. Leonards Close,  
Woodhall Spa, LN10 6SX  
Asking Price Of £296,350***



- Spacious Detached Family Home
- Very Versatile Accommodation
- 2 Reception Rooms, Conservatory
- 3 Bedrooms (1 en-suite)
- Garage, Off-Road Parking
- No Upward Chain

Brought to the market with the benefit of no UPWARD CHAIN, is this very spacious detached three bedroom family home, having versatile accommodation which can only be fully appreciated with an internal inspection. The property has uPVC sealed double glazed units throughout, together with gas fired central heating and is situated on a corner plot within this central and much sought after residential area of the village. The property has an electric vehicle charging point.



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

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**ENTRANCE HALL** With radiator, coats rail. **CLOAKROOM** off, with low level WC, corner hand basin with tiled splashback, radiator.

**LOUNGE** 15' 1" x 11' 5" (4.6m x 3.48m) Having staircase to the first floor with under stairs storage cupboard with telephone point, radiator, dado rail, wall lights and open access to:

**SITTING AREA** 12' 2" x 9' 7" (3.71m x 2.92m) With radiator, dado rail, TV point, uPVC sealed double glazed sliding patio doors to:

**CONSERVATORY** 10' 7" x 9' 0" (3.23m x 2.74m) Being part-brick with uPVC sealed double glazed windows and sliding doors to the rear garden, ceiling fan light.

**DINING ROOM** 17' 4" x 8' 5" (5.28m x 2.57m) With radiator, wall lights, telephone point and open archway to:

**KITCHEN** 12' 9" x 9' 7" (3.89m x 2.92m) Having 1½ bowl single drainer sink unit and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Built-in Neff fan assisted oven and grill with Neff microwave oven over, Neff induction hob with extractor fan and light over. Integral dishwasher, ladder radiator.



**UTILITY ROOM** 9' 9" x 6' 0" (2.97m x 1.83m) Having stainless steel single drainer sink unit with mixer taps and base storage cupboard and further storage cupboard with double wall cupboard over. Space and plumbing for washing machine and space for fridge under worktops, radiator, door to the garage and uPVC sealed double glazed entrance door to the rear garden.

**FIRST FLOOR LANDING** With built-in shelved storage cupboard.

**BEDROOM ONE** 11' 9" x 11' 6" (3.58m x 3.51m) With radiator, built-in single and double wardrobes.

**EN-SUITE SHOWER ROOM** 8' 2" x 7' 3" (2.49m x 2.21m) Being fully tiled with corner shower cubicle with waterfall shower head, vanity hand basin with cupboard and drawer under with wall mirror and light over, low level WC. Radiator, extractor fan and electric towel rail.

**BEDROOM TWO** 11' 6" x 9' 1" (3.51m x 2.77m) With radiator and built-in single wardrobe.

**BEDROOM THREE** 9' 7" x 7' 9" (2.92m x 2.36m) (Max). Being L-shaped, having desk top unit, radiator and access to the roof void.

**BATHROOM** Having step-in panelled bath with shower over and side screen, vanity hand basin with double cupboard under and low level WC. Shaver light and point, wall mirror, double radiator, part-tiled walls and further shaver point.

**OUTSIDE - GARAGE** 18' 4" x 10' 0" (5.59m x 3.05m) Having electric remote control roll-up door, cold water tap, power and light, together with gas fired wall mounted combination boiler.

**THE GARDENS** The property is situated on a corner plot with a resin driveway, fronting the garage, with off-road parking. There are lawned gardens with flower beds to borders and gated access to the fully enclosed rear garden with slabbed patio area, further lawn and established flower and shrub beds. There is also an electric vehicle charging point at 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, but is subject to Probate being granted which is expected sometime in June/July time.

**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.



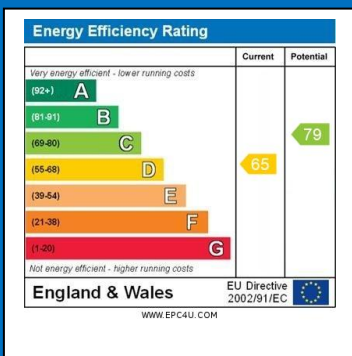


Floor plans are to show layout only and are not drawn to scale.

**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.