

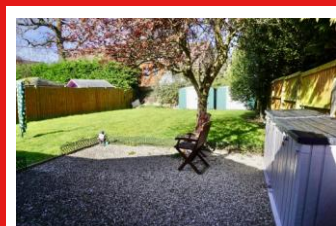


***71 Tor-o-moor Road,
Woodhall Spa, LN10 6SD
Asking Price Of £296,350***



- Deceptively Spacious Detached Bungalow
- Approx 1300 Sq Ft of Accommodation
- Very Versatile Living Accommodation
- Large Living Dining Kitchen to the Rear
- Further Lounge and Kitchen
- 3 Bedrooms (1 en-suite)

Walters offer to the market this rather unique detached residence, having been extended in the past having 1300 sq ft of living accommodation which is incredibly versatile and could provide homes for two families if required. The property is set within good sized gardens with ample off-road parking, gas fired central heating, uPVC units throughout and is set in a much sought after location. An internal inspection is highly recommended by the selling Agent.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





SIDE ENTRANCE HALL With radiator, laminate flooring, access to the kitchen and open archway to:

UTILITY AREA With washing machine, freezer and water softener. There is laminate flooring, coats rail and door to the bathroom.

KITCHEN 12' 4" x 6' 0" (3.76m x 1.83m) Having stainless steel double drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Free standing gas double oven and grill with four ring ceramic hob, small breakfast bar, free standing fridge, access to the roof void and gas fired wall mounted combination boiler.

LOUNGE 18' 7" x 11' 2" (5.66m x 3.4m) Having uPVC sealed double glazed double doors to front patio area, laminate flooring, radiator, TV and telephone points.

BEDROOM ONE 11' 0" x 10' 0" (3.35m x 3.05m) With radiator.

EN-SUITE SHOWER ROOM Having fully tiled shower cubicle with sliding doors, pedestal hand basin and low level WC. Part-tiled walls, extractor fan, heated towel rail.

BEDROOM TWO 11' 6" x 9' 8" (3.51m x 2.95m) With radiator.

BATHROOM 7' 0" x 6' 0" (2.13m x 1.83m) Having Jacuzzi bath with shower mixer taps. Vanity hand basin with double cupboard under and low level WC. Radiator, wall mirror and part-tiled walls.

A doorway from the lounge leads to the extension to the rear which comprises:

LIVING/DINING KITCHEN 24' 2" x 17' 4" (7.37m x 5.28m) The kitchen area having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric double oven and grill with four ring ceramic hob with extractor fan and light over, integral fridge and freezer, integral dishwasher, integral washing machine. In-set ceiling lights, laminate flooring. The **LOUNGE/DINING AREA** has laminate flooring, two radiators, further storage units, telephone point, in-set ceiling lights, Velux windows, and uPVC sealed double glazed double doors opening onto the rear garden.

REAR ENTRANCE HALLWAY With laminate flooring, uPVC stable door to the rear garden, radiator.

BEDROOM THREE 14' 0" x 9' 8" (4.27m x 2.95m) With radiator.

BATHROOM 10' 7" x 5' 9" (3.23m x 1.75m) Having panelled bath with central mixer taps, large walk-in shower cubicle, vanity hand basin with double cupboard under and low level WC. Tiled flooring, extractor fan, heated towel rail and wall mirror.

OUTSIDE To the front is a block paved driveway and parking with gravelled patio to the lounge area, concrete footpaths to both sides leading to the fully enclosed rear garden with gravelled patio area and lawns beyond. There are also two storage sheds also included in the sale.

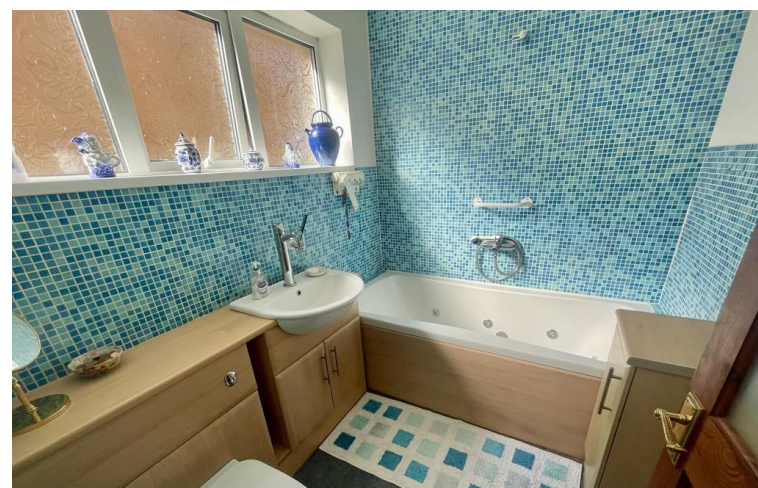
OUTGOINGS - The property is situated within the East Lindsey District Council.

POSSESSION - Vacant possession will be given on completion.

SERVICES - We understand that all mains services are connected to the property. There are two separate gas central heating systems to the property.

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 Agents - 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.

