



***12 Grove Drive,
Woodhall Spa, LN10 6RT
Asking Price Of £650,000***



- Incredibly Spacious Bungalow
- Fully Modernised Throughout
- Large Lounge with Conservatory Off
- 3 Double Bedrooms (1 en-suite)
- Large Established South Facing Gardens
- Ample Room for Extension (if required)

Walters are delighted to offer to the market this fully modernised and very spacious detached three double bedroom bungalow (one with en-suite), having approximately 2300 sq ft of accommodation and is set within large, established and colourful gardens which are south facing. The property enjoys some stunning rural views over the adjoining farmland to the rear, and the Agent's consider there is ample room to extend the property if required and subject to the necessary Planning Permission.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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There is also ample space for parking of caravan, motor home, etc. and the property is set within this quiet, desirable, prime residential area close to the village centre. An internal inspection is strongly recommended.

The property has new uPVC sealed double glazed windows and doors throughout, some fitted with integral blinds, a new central heating system, solar panels with battery unit to heat the hot water and to feed into the tariff which can earn some extra income. The accommodation briefly comprises the following:

LARGE RECEPTION HALL 15' 9" x 12' 2" (4.8m x 3.71m) Having uPVC sealed double glazed entrance door, radiator, smoke detector, telephone point, in-set ceiling lights, built-in triple cloaks cupboard, built-in airing cupboard with shelving and radiator.

LOUNGE 26' 4" x 14' 0" (8.03m x 4.27m) Having a feature fire surround and hearth with fitted log effect electric remote controlled fire, two radiators, TV aerial point, in-set ceiling lights, uPVC sealed double glazed sliding patio doors to side garden and uPVC sealed double glazed sliding patio doors to the conservatory. An open archway leads to the:

DINING AREA 10' 8" x 8' 7" (3.25m x 2.62m) With radiator.

CONSERVATORY 12' 5" x 9' 2" (3.78m x 2.79m) Being uPVC sealed double glazed with tilt and turn windows and also having a single and double doors to the rear south facing garden.

BREAKFAST KITCHEN 14' 8" x 10' 8" (4.47m x 3.25m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Breakfast bar, built-in electric fan assisted oven and grill with four ring gas hob with extractor fan and light over. Integral fridge and separate freezer, space and plumbing for dishwasher, pull-out shelved pantry unit, radiator and in-set ceiling lights.



UTILITY ROOM 10' 9" x 4' 9" (3.28m x 1.45m) Having stainless steel single drainer sink unit with mixer taps and double cupboard under with worktops and space and plumbing under for washing machine, space for tumble dryer, space for fridge/freezer, radiator, in-set ceiling lights and uPVC sealed double glazed rear entrance door.



BEDROOM ONE 19' 5" x 13' 9" (5.92m x 4.19m) A very spacious room, having fitted range of bedroom furniture to one wall including two triple wardrobes and central dressing table with eight drawers under, wall cupboards over with mirror and light, radiator, TV point and in-set ceiling lights. **EN-SUITE SHOWER ROOM** 9' 8" x 8' 5" (2.95m x 2.57m) Having a large walk-in shower cubicle with waterfall shower head, sliding doors, vanity hand basin with double cupboard under and illuminated wall mirror and shaver point over, further side storage unit, low level WC. Heated towel rail, radiator, fully tiled walls, extractor fan and in-set ceiling lights.



BEDROOM TWO 13' 2" x 10' 4" (4.01m x 3.15m) Having fitted double wardrobes with sliding doors, radiator, in-set ceiling lights.

BEDROOM THREE 14' 3" x 10' 5" (4.34m x 3.18m) With radiator and in-set ceiling lights.

FAMILY BATHROOM 7' 7" x 7' 0" (2.31m x 2.13m) (Average) Plus access, having enclosed bath with mixer taps and shower over with waterfall shower head, curtain and rail, vanity hand basin with double cupboard under and low level WC. Illuminated wall mirror with shaver point, heated towel rail, fully tiled walls and in-set ceiling lights.



OUTSIDE - DOUBLE GARAGE 19' 7" x 18' 5" (5.97m x 5.61m) With up-and-over door, power and light connected and access to the roof void for storage use. Door to:

BOILER/STOREROOM 9' 4" x 8' 6" (2.84m x 2.59m) Having low level WC, hand basin, water softener, gas fired wall mounted boiler, hot water tank and solar panel units with three batteries, heating the hot water and feeding into the tariff.



THE GARDENS The property is approached over a tarmac driveway providing ample parking space, together with a block paved parking area to the side, ideal for motor home or caravan. To the front are good sized lawn gardens with in-set sliver birch and ornamental flowering trees and conifers. Good sized side garden, mainly laid to lawn leading to the rear where there are further lawn gardens with well stocked and colourful flower and shrub beds, a variety of ornamental and flowering trees, PERGOLA and small vegetable garden. There is an extensive patio area all enjoying some superb rural views beyond over the adjoining farmland. There is a timber and felt garden STORE SHED on a concrete base 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 Walters

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.

