



***5 St. Peters Drive,  
Woodhall Spa, LN10 6SY  
Offers In Excess Of £260,000***



- Detached Bungalow in Attractive Setting
- Lounge, Dining Kitchen
- 2 Double Bedrooms, Bathroom
- Requires Some Updating
- Convenient Sized Gardens, Garage
- NO UPWARD CHAIN

Situated within easy walking distance of the village centre, is this detached two double bedroom bungalow having gas fired central heating and uPVC units throughout and set in attractive good sized gardens with garage and ample parking space. The property is located in a much sought after area of the village and is offered to the market with the benefit of NO UPWARD CHAIN.



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

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**RECEPTION HALL** Having radiator, wall thermostat, telephone point, access to the roof void and built-in airing cupboard with shelving, pre-lagged hot water tank and also housing the gas fired wall mounted boiler.

**LOUNGE** 18' 2" x 11' 1" (5.54m x 3.38m) Having feature stone fireplace with in-set display niche, tiled hearth and point for gas fire, double radiator, wall lights, TV and telephone points.



**DINING KITCHEN** 14' 3" x 11' 6" (4.34m x 3.51m) 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 oven and grill, four ring electric hob with extractor fan and light over, space and plumbing for washing machine, double radiator, uPVC sealed double glazed side entrance door and shelved Pantry cupboard.

**BEDROOM ONE** 12' 0" x 11' 4" (3.66m x 3.45m) With radiator and telephone point.



**BEDROOM TWO** 12' 0" x 11' 4" (3.66m x 3.45m) With radiator.

**BATHROOM** 8' 6" x 6' 0" (2.59m x 1.83m) (Plus access) Having panelled bath with electric shower over with curtain and rail, pedestal hand basin and low level WC. Part-tiled walls, radiator and shaver point.

**OUTSIDE - ATTACHED GARAGE** 17' 0" x 8' 3" (5.18m x 2.51m) Having electric remote control up-and-over door and with power and light connected.

**THE GARDENS** The property is approached over a tarmac driveway providing ample parking space with gravel gardens with in-set conifers and shrubs. Gated access over footpaths lead to the fully enclosed and private south-facing rear garden with slabbed patio areas, gravel gardens for ease of maintenance with well stocked flower and shrub beds.

**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.

