

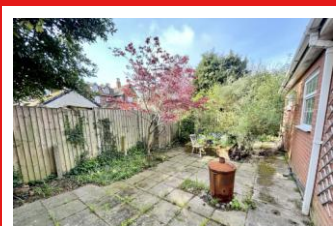


*9 Clarence Road,  
Woodhall Spa, LN10 6TZ  
Offers In Excess Of £335,000*



- Spacious Detached Bungalow
- Prime Central Village Location
- Large Lounge, Dining Room/Bedroom 3`
- 2 Double Bedrooms (1 en-suite)
- Requires Updating
- NO FORWARD CHAIN

Walters are delighted to bring to the market this spacious detached bungalow having accommodation in need of some updating, with gas fired central heating, uPVC windows throughout, and is situated in a prime, quiet central village location, ideal for all the village amenities and facilities, and has the benefit of NO FORWARD CHAIN.



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

[www.waltersstateagents.co.uk](http://www.waltersstateagents.co.uk)





**RECEPTION HALL** Having double radiator, wall thermostat, laminate flooring and in-set display niche.

**LOUNGE** 20' 6" x 17' 9" (6.25m x 5.41m) Having feature stone fire surround and hearth with fitted coal effect gas fire, three radiators, wall lights, TV aerial point and glazed double doors to:

**DINING ROOM** 11' 6" x 10' 4" (3.51m x 3.15m) Which easily could be converted into a third bedroom if required, with radiator and uPVC sealed double glazed door to the side garden.

**BREAKFAST KITCHEN** 12' 5" x 11' 5" (3.78m x 3.48m) Having stainless steel 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, four ring gas hob, part-tiled walls, radiator, telephone point, and door to the garage.

**BEDROOM ONE** 14' 4" x 9' 9" (4.37m x 2.97m) Having radiator, wall lights and two fitted double wardrobes with

double cupboards over.

**EN-SUITE SHOWER ROOM** 10' 4" x 6' 4" (3.15m x 1.93m) Having tiled shower cubicle, bidet, low level WC, and pedestal hand basin. Double radiator, fitted double storage cupboards with double cupboards over.

**BEDROOM TWO** 15' 0" x 10' 5" (4.57m x 3.18m) (Max) Having radiator, TV and telephone points, wall lights, fitted triple wardrobe with cupboards over and open archway to:

**DRESSING AREA** 7' 0" x 4' 9" (2.13m x 1.45m)

**BATHROOM** 11' 6" x 7' 9" (3.51m x 2.36m) Having panelled bath, pedestal hand basin and low level WC. Radiator, shaver point and fitted airing cupboard housing the hot water tank with jacket and immersion heater fitted.

**OUTSIDE - GARAGE** 15' 9" x 9' 0" (4.8m x 2.74m) (Plus recess) Having up-and-over and side personal door, cold water tap, power and lighting, gas fired wall mounted boiler, access to the roof void and space and plumbing for washing machine.

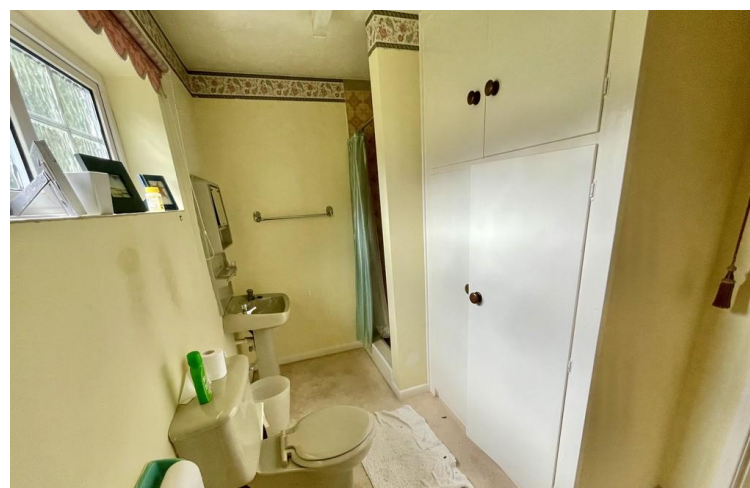
**THE GARDENS** The property is approached over a tarmac driveway with large turning area to the front, flanked by flower and shrub beds to borders. Footpaths lead to the rear garden where there is a slabbed garden with flower and shrub beds to borders, together with a raised flower bed, timber and felt **SUMMER HOUSE** and gravelled gardens to the south side of the bungalow with a gated access.

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

**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.





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.

