



***Lothlorien,
Wood Enderby, PE22 7PQ
Asking Price of £475,000***



- Spacious Detached Bungalow
- Immaculately Presented Throughout
- 3 Reception Rooms
- 4 Bedrooms (1 En-suite)
- Beautiful Gardens (Approx ½ Acre)
- Oil Central Heating, uPVC Units

Offered to the market is this spacious, immaculately presented & maintained detached four bedroom bungalow (with en-suite), set in the most attractive and well kept large, colourful gardens with fish pond, vegetable garden and the whole extending to approximately ½ acre (STS). The property is situated within this much sought after and peaceful rural hamlet within easy driving distance of the market town of Horncastle where all amenities and facilities can be found.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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ENCLOSED ENTRANCE PORCH With tiled floor and internal door to: RECEPTION HALL Having solid Ash flooring, two radiators, access to the roof void and built-in airing cupboard housing the hot water tank.

LOUNGE 17' 9" x 14' 6" (5.41m x 4.42m) Having feature fire surround and hearth with fitted coal effect electric fire, double radiator, wall lights, TV point and open access to: DINING AREA 13' 4" x 10' 9" (4.06m x 3.28m) Having solid Ash flooring, two radiators, telephone point, wall lights and uPVC sealed double glazed sliding patio doors to:

GARDEN ROOM 15' 5" x 10' 4" (4.7m x 3.15m) Having solid Ash flooring, with uPVC sealed double glazed doors opening onto the rear patio and enjoying views beyond over the garden.

KITCHEN 12' 1" x 9' 5" (3.68m x 2.87m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Built-in Neff electric fan assisted double oven and grill with four ring Calor gas hob with extractor fan and light over, integral dishwasher, integral microwave oven, space for fridge, radiator, part-tiled walls and tiled flooring.

INNER HALLWAY With door to CLOAKROOM with low level

WC, hand basin and tiled flooring.

SIDE ENTRANCE PORCH 9' 6" x 5' 0" (2.9m x 1.52m) With uPVC sealed double glazed door to the side garden.

UTILITY ROOM 13' 2" x 4' 0" (4.01m x 1.22m) Having stainless steel single drainer sink unit with cupboard under and worktops with space and plumbing for washing machine under, part-tiled walls, double radiator and door to Guest Bedroom Four.

BEDROOM ONE 15' 6" x 9' 9" (4.72m x 2.97m) Having solid Ash flooring, radiator, wall lights, fitted triple wardrobe with sliding doors.

BEDROOM TWO 13' 8" x 8' 6" (4.17m x 2.59m) Having solid Ash flooring, radiator and built-in triple wardrobe.

BEDROOM THREE 10' 9" x 9' 0" (3.28m x 2.74m) Having solid Ash flooring, radiator and built-in double wardrobe with sliding doors.

FAMILY SHOWER ROOM 8' 4" x 8' 0" (2.54m x 2.44m) (Plus access). Having fully tiled walls and flooring with corner shower cubicle with electric shower unit, bidet, vanity hand basin with solid granite worktop, cupboards under and low level WC. Illuminated wall mirror, heated towel rail, extractor fan.

GUEST BEDROOM FOUR 17' 2" x 9' 9" (5.23m x 2.97m) (Overall measurement including en-suite) Having radiator, built-in double wardrobe with sliding doors and door to: EN-SUITE SHOWER ROOM Having fully tiled walls and floor with corner shower cubicle with electric shower unit, pedestal hand basin, low level WC, extractor fan.

GARAGE 16' 7" x 11' 3" (5.05m x 3.43m) Approached from the inner hall, with up-and-over door, cold water tap, power and light and also housing the oil fired boiler.

THE GARDENS Approached over a concrete driveway providing ample parking with timber framed CAR-PORT 13' 8" x 10' 0" (4.17m x 3.05m). Mainly well laid lawn gardens with flower and shrub beds, Birch and other flowering trees. To one side there is a gravelled footpath and to the other side a slabbed footpath with gated access leading to the fully enclosed rear gardens with patio areas and gravelled areas with in-set good sized fish pond, flower and shrub beds. There are large lawn gardens beyond flanked by well stocked and colourful flower and shrub beds to borders, good sized vegetable plot with aluminum framed GREENHOUSE and timber and felt garden STORE SHED, timber and felt SUMMER HOUSE and a further timber and felt garden STORE SHED to the side of the property. In total the grounds extend to approx. ½ and acres (STS).





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

FIXTURES AND FITTINGS - All those detailed are included in the sale.

POSSESSION - Vacant possession will be given on completion.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			