

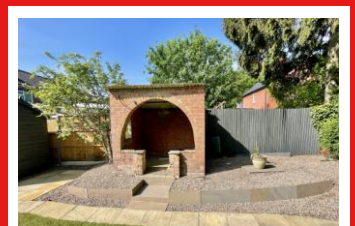
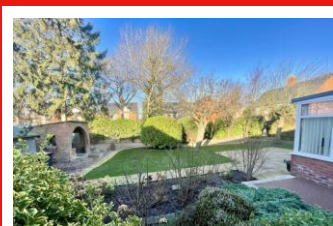


***16 Albany Road,
Woodhall Spa, LN10 6TS
Offers In Region Of £447,500***



- Immaculately Presented Detached Bungalow
- 4 Bedrooms (1 en-suite)
- 4 Reception Rooms
- Garage, Ample Off-Road Parking
- Delightful & Colourful Gardens
- Easy Walking Distance of Village Centre

Immaculately presented detached four bedroom bungalow having spacious and versatile accommodation with gas fired central heating and uPVC windows throughout. The property has recently been upgraded with a refurbished kitchen and utility room. The property has a new boiler, new front windows and door, new carpets almost throughout and now boasts a new resin driveway and footpaths. The property is set within delightful gardens and is only around a two minute walk into the village with all its excellent facilities and amenities.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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ENTRANCE PORCH Access gained through an entrance door with tiled floor, radiator, and glazed entrance door to :

RECEPTION HALL Having built-in airing cupboard housing the pre-lagged hot water tank, radiator, wall thermostat, telephone point, door chimes, access to the roof void over a loft ladder, loft having light, glazed double doors to:

LOUNGE 18' 10" x 12' 7" (5.74m x 3.84m) With views over the rear garden and having feature fire surround and hearth, housing the electric coal effect fire and also with point for gas fire, two radiators, TV aerial point, wall lights and uPVC sealed double glazed door to:

GARDEN ROOM 12' 2" x 6' 8" (3.71m x 2.03m) With views over the rear garden, radiator, wall lights, uPVC door to the garden and further door to:

STUDY 12' 2" x 7' 0" (3.71m x 2.13m) With views over the garden, TV and telephone points, radiator and wall lights.

DINING ROOM 12' 8" x 11' 0" (3.86m x 3.35m) Having feature bow window to the front elevation, double radiator, TV aerial point and wall lights.

KITCHEN 14' 5" x 9' 7" (4.39m x 2.92m) 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, space under worktops for fridge and separate freezer, space & plumbing for dishwasher, double radiator, part-tiled walls, in-set ceiling lights, TV aerial point and sliding door to:

UTILITY ROOM 11' 8" x 5' 8" (3.56m x 1.73m) Having stainless steel single drainer sink unit with mixer taps with cupboards and drawers under worktops, shelved **PANTRY CUPBOARD**, space and plumbing for washing machine, door to the rear garden, radiator, part-tiled walls and door to the garage.

BEDROOM ONE 13' 3" x 12' 7" (4.04m x 3.84m) Having fitted triple wardrobe with sliding doors, radiator, wall lights and door to the:

EN-SUITE SHOWER ROOM Having tiled double shower cubicle with folding doors, vanity hand basin with cupboards under and low level WC. Wall mirror, shaver point, extractor fan and heated towel rail.

BEDROOM TWO 13' 3" x 8' 10" (4.04m x 2.69m) Having fitted double wardrobe with sliding doors, radiator.

BEDROOM THREE 9' 4" x 6' 6" (2.84m x 1.98m) With radiator and telephone point.

BEDROOM FOUR 9' 4" x 6' 5" (2.84m x 1.96m) With radiator and telephone point.

SHOWER ROOM Having a tiled corner shower cubicle, vanity hand basin with cupboards under and low level WC. Wall mirror, shaver point, extractor fan and heated towel rail.

OUTSIDE - INTEGRAL GARAGE 19' 0" x 10' 8" (5.79m x 3.25m) Having remote control electric roll-up door, door to utility room. Power and light connected.

THE GARDENS The property is approached over a brand new resin driveway providing ample parking space and a turning area. The remaining front garden is mainly laid to lawn with decorative shrubs to borders. Gated access to either side leads to the fully enclosed and private rear garden, new resin footpaths, slabbed patio areas, shaped lawn garden and well stocked and colourful flower and shrub beds. There is a brick built open fronted **FOLLY**, timber garden **STORE SHED**, outside lights and cold water tap.





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 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.

