



***115 Witham Road,
Woodhall Spa, LN10 6RB
Asking Price Of £325,000***



- Extremely Spacious Accommodation
- Modern Heating System
- Prime Location
- South-Facing Gardens
- Large Sun Room/Conservatory
- Garage & Separate Workshop

Located close to the village centre, this extremely spacious detached family home offers a blend of comfort and modern living. The property has been thoughtfully extended and modified over the years, featuring a large sunroom/conservatory at the rear, which provides a view of the south-facing gardens. The garden also includes a substantial workshop, ideal for various projects or additional storage. The home benefits from air source central heating and uPVC units throughout, ensuring energy efficiency and durability.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





RECEPTION HALL With laminate flooring, radiator, door chimes, smoke detector and built-in double cloaks cupboard.

LOUNGE 16' 9" x 12' 4" (5.11m x 3.76m) Having feature fire surround and hearth with fitted coal effect gas fire, double radiator, TV and telephone points. Dado rail.

KITCHEN 11' 9" x 8' 9" (3.58m x 2.67m) 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 electric double oven and grill with built-in microwave oven over, five ring gas hob with extractor fan and light above. Space and plumbing for washing machine, space for other appliances, telephone point. Heated towel rail. Open access to:

DINING AREA 16' 3" x 7' 6" (4.95m x 2.29m) Having fitted range of base cupboards and drawers with wall cupboards over. Laminate flooring, radiator, uPVC sealed double glazed sliding patio doors to the rear conservatory and side door to the sun room.

SUN ROOM 18' 0" x 9' 9" (5.49m x 2.97m) Having tiled floor, radiator, TV aerial point, and uPVC sealed double glazed double doors to the rear patio and garden. Open access to:

CONSERVATORY 9' 9" x 7' 8" (2.97m x 2.34m) Being uPVC

sealed double glazed with door to the rear garden and tiled flooring.

BEDROOM ONE 11' 9" x 10' 5" (3.58m x 3.18m) With radiator and views over the front garden.

STUDY 10' 9" x 8' 7" (3.28m x 2.62m) (Max) Having telephone point, coats rail and staircase to the first floor.

DRESSING ROOM 8' 9" x 5' 6" (2.67m x 1.68m) (Plus access) with door to:

BATHROOM 9' 0" x 6' 8" (2.74m x 2.03m) Having a free standing roll-top bath with claw feet, corner tiled shower cubicle, vanity hand basin and low level WC. Tiled floor, radiator.

WET ROOM 6' 4" x 5' 6" (1.93m x 1.68m) Having fully tiled walls with shower area, pedestal hand basin and low level WC. Illuminated wall mirror, heated towel rail and extractor fan.

FIRST FLOOR SMALL LANDING With:

BEDROOM TWO 12' 4" x 9' 8" (3.76m x 2.95m) Off. (Average) Overlooking the front garden. Radiator, part-sloping ceiling, TV point and access to the roof void.

BEDROOM THREE 12' 4" x 8' 7" (3.76m x 2.62m) With views over the rear garden. Radiator, built-in single wardrobe, two accesses to the roof void space and hot water tank with immersion heater fitted.

CLOAKROOM Having low level WC, hand basin and two wall mounted mirrors, extractor fan.

OUTSIDE - INTEGRAL GARAGE 16' 6" x 8' 3" (5.03m x 2.51m) Having up-and-over door. Cold water tap and power and light connected. By the garage door is an outside car charging point.

THE GARDENS

The property is approached by a driveway with footpaths and gravel front garden providing ample parking space. To the rear is a good sized patio area. **BRICK BUILT WORKSHOP** 18' 3" x 8' 9" (5.56m x 2.67m) Having power connected and uPVC sealed double glazed door and windows. Beyond are raised beds to the borders with further slabbed footpaths and patio area, lawn gardens and timber and felt garden store shed.

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

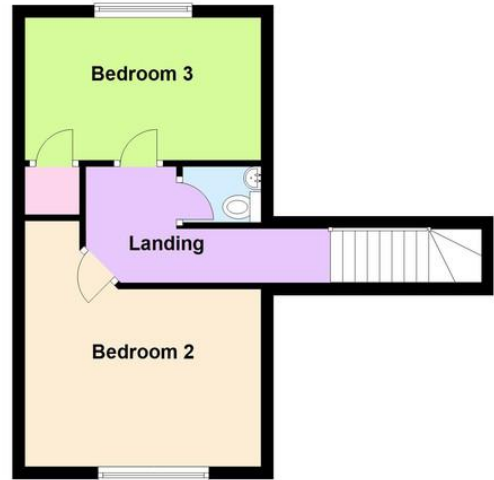
POSSESSION - Vacant possession will be given on completion and once PROBATE has been granted.



Ground Floor



First Floor



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 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.

