



***Ringwood House, 2 St. Andrews Drive,
Woodhall Spa, LN10 6PR
Asking Price Of £750,000***



- Impressive Home in Private Secluded Location
- Stunning Garden Room
- Four Bedrooms (1 en-suite)
- Gresham Fitted Breakfast Kitchen
- Garden Extending to approx 2/3 of an Acre (STS)
- Close to all Village Amenities & Facilities

Walters are delighted to bring to the market this impressive detached four-bedroom family home, offering spacious living accommodation including a stunning garden room. Set within large, established gardens extending to approximately 2/3 of an acre (STS), this property is situated down a private driveway discreetly located off Stixwould Road, in a prime central village location that is convenient for all village amenities and facilities.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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RECEPTION HALL 13' 9" x 7' 0" (4.19m x 2.13m) Having staircase to the first floor, radiator, wall thermostat, telephone point, wall lights and timber flooring.

LOUNGE 21' 8" x 11' 9" (6.6m x 3.58m) Having feature fire surround and hearth with fitted cast iron log burner, radiator, TV aerial point, wall lights and double doors opening into:

IMPRESSIVE GARDEN ROOM 22' 0" x 13' 0" (6.71m x 3.96m) With high ceilings and overlooking the beautiful gardens with ceramic tiled flooring, two electric wall heaters, sealed double glazed windows with double doors to the rear garden.



DINING ROOM 13' 8" x 10' 9" (4.17m x 3.28m) Having radiator and aluminum framed sealed double glazed sliding patio doors to the rear patio and gardens.

BREAKFAST KITCHEN 18' 4" x 12' 0" (5.59m x 3.66m) Having a Gresham fitted kitchen in piped Oak, comprising in-set stainless steel 1½ bowl sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over and concealed lights. Built-in electric oven and grill with multi-function oven over, integral fridge and freezer, integral dishwasher, tiled flooring, double radiator, part-tiled walls. In-set ceiling lights and four ring ceramic induction hob with fan and light over.

UTILITY ROOM 16' 5" x 5' 9" (5m x 1.75m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and worktops and wall cupboards over. Space and plumbing for washing machine and tumble dryer, gas fired wall mounted boiler and door to the garage.



REAR ENTRANCE PORCH With radiator, door to the kitchen and door to:

CLOAKROOM With low level WC, vanity hand basin, in-set ceiling lights, heated towel rail and fitted double cloaks cupboard.

FIRST FLOOR LANDING With radiator, built-in airing cupboard housing the pre-lagged hot water tank and access to the roof void.



BEDROOM ONE 13' 9" x 10' 9" (4.19m x 3.28m) With radiator and views over the rear garden. **EN-SUITE SHOWER ROOM** Having walk-in double shower cubicle, fully tiled with sliding door, vanity hand basin with double cupboard under and low level WC. Heated towel rail, in-set ceiling lights and extractor fan.

BEDROOM TWO 11' 8" x 10' 6" (3.55m x 3.2m) With radiator, built-in double wardrobe with double cupboard over.



BEDROOM THREE 11' 9" x 9' 1" (3.58m x 2.77m) Having radiator and built-in double wardrobe with double cupboard over.

BEDROOM FOUR 11' 0" x 7' 6" (3.35m x 2.29m) With radiator and TV point.

FAMILY BATHROOM 8' 5" x 7' 0" (2.57m x 2.13m) Having panelled bath with central taps, shower over with folding screen, pedestal hand basin and low level WC. Part-tiled walls, heated towel rail, extractor fan and tiled flooring with under floor heating.



OUTSIDE - GARAGE 16' 5" x 16' 3" (5m x 4.95m) Having up-and-over door and with power and light connected.

THE GARDENS The property is approached over a private tarmac driveway shared by five properties and Ringwood House is at the end of the driveway set within large, established gardens extending to approximately 2/3 of an acre (STS). Mainly laid to lawn with a large variety of evergreen and flowering trees, well stocked and colourful flower and shrub beds. Footpaths with slabbed patio areas off both the garden room and dining room. There is outside lighting to the property together with a timber and felt garden STORE SHED (included in the sale).



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 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.

