

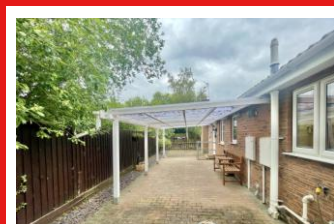


***34 Turnberry Drive,  
Woodhall Spa, LN10 6UE  
Asking Price of £315,000***



- Immaculately Maintained Bungalow
- Discreet & Secluded Location
- 3 Bedrooms (1 En-suite)
- Garage & Carport
- Low Maintenance Gardens
- Gas Central Heating, uPVC Units

Situated in this discreet, quiet location on this much sought after residential development, set within convenient sized, low maintenance gardens. This home is immaculately maintained and presented, with the benefit of three bedrooms and en-suite, wet room and dining kitchen with conservatory. Outside there is a garage and car-port with ample parking available.



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

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**RECEPTION HALL** Having uPVC sealed double glazed side entrance door, radiator, dado rail, built-in storage cupboard housing the gas fired wall mounted combination boiler, access to the roof void.

**LOUNGE** 13' 9" x 11' 9" (4.19m x 3.58m) Having feature fire surround and hearth with fitted coal effect gas fire, two radiators, TV aerial point, dado rail and feature bay window to the front elevation.

**DINING KITCHEN** 13' 8" x 11' 0" (4.17m x 3.35m) Having single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted double oven and grill, four ring gas hob with extractor fan and light over, space and plumbing for dishwasher, radiator, space for fridge/freezer, uPVC sealed double glazed double doors to:



**CONSERVATORY** 11' 9" x 11' 4" (3.58m x 3.45m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear garden with window and door blinds, wall lights and radiator.

**UTILITY ROOM 8' 7" x 4' 0" (2.62m x 1.22m)** Having worktops with space and plumbing under for washing machine and tumble dryer, radiator, extractor fan and wall shelving.



**BEDROOM ONE 13' 9" x 11' 9" (4.19m x 3.58m)** Having range of fitted bedroom furniture including wardrobes, bedside units and dressing table, down lights over bed head, TV aerial point and radiator.

**EN-SUITE SHOWER ROOM** With tiled shower cubicle with folding door, waterfall shower head, hand basin and low level WC. Extractor fan and electric wall heater.

**BEDROOM TWO 11' 9" x 9' 8" (3.58m x 2.95m)** With radiator, dado rail.



**BEDROOM THREE 8' 6" x 6' 5" (2.59m x 1.96m)** With radiator.

**WET ROOM 8' 2" x 5' 4" (2.49m x 1.63m)** (Plus access). Having corner shower area, hand basin and low level WC. Heated towel rail, in-set ceiling lights, extractor fan and shaver point.

**OUTSIDE - GARAGE 18' 0" x 9' 2" (5.49m x 2.79m)** Having remote controlled up-and-over door, side personal door and with power and light connected. To the side of the garage is a LEAN-TO STORE SHED.



**CARPORT 21' 0" x 10' 0" (6.4m x 3.05m)** (Approx.) Fronting the garage.

**THE GARDENS** The property is situated over a small private road with gravel driveway with ample parking space available for several vehicles, together with a small lawn garden. Gated access to the side and over a block paved driveway which leads to the carport and garage and with gated access to a fully enclosed rear garden, slabbed patio area for ease of maintenance together with three raised flower beds. There are two outside cold water taps and outside lights.





OUTGOINGS - The property is situated within the East Lindsey District Council and we understand is in Property Band C.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets and window blinds where fitted.

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.

