



*'Sandbrook House', Tattershall Road,
Woodhall Spa, LN10 6TP
Asking Price Of £845,000*



- Stunning Period Family Residence
- Versatile Accommodation over 3 Floors
- 5 Reception Rooms
- 6 Bedrooms, 2 Bath/Shower Rooms
- Good Sized Garage/Workshop
- Beautiful Established Private Gardens

An impressive and highly desirable detached period family residence on three floors, offering substantial and very versatile accommodation with a host of original features. The property is set within beautiful established private south facing gardens with a garage/workshop and ample parking available, all within this highly sought after location close to the village centre with all its excellent facilities and amenities.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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OPEN PORCH Electric light and glazed door to: RECEPTION HALL having part panelled walls, double radiator, open archway to the staircase to first floor and INNER HALL with radiator and doors to cloakroom and utility room.

LOUNGE 14' 8" x 13' 9" (4.47m x 4.19m) Having feature decorative cast iron fireplace and hearth housing the coal effect gas fire (disconnected), double radiator, picture and dado rails, feature front bay window.

DINING ROOM 14' 8" x 13' 9" (4.47m x 4.19m) Having raised inset fireplace and hearth with feature surround, double radiator, feature front bay window, timber flooring, wall lights, dado and picture rail.

LIVING ROOM 14' 0" x 11' 8" (4.27m x 3.56m) Having a cast iron multi-fuel stove on a raised hearth, recessed wall shelving, double radiator, dado rail.

KITCHEN 16' 6" x 11' 9" (5.03m x 3.58m) 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. Rangemaster dual range oven with extractor fan and light over, space and plumbing for washing machine, space for fridge, part-

tiled walls, tiled flooring and in-set ceiling lights. Open access to:

BREAKFAST ROOM 18' 4" x 7' 9" (5.59m x 2.36m) Having two double radiators, laminate flooring, door to office, door to the small lobby and access to the garage. uPVC sealed double glazed double doors to the rear garden.

OFFICE 10' 7" x 7' 9" (3.23m x 2.36m) Having telephone point, in-set ceiling lights.

UTILITY ROOM 11' 9" x 11' 4" (3.58m x 3.45m) Having stainless steel single drainer sink unit and range of base cupboards and drawers under worktops, fitted shelved storage cupboard, space for washing machine and tumble dryer, air clothes dryer, electric wall heater and door to the rear garden.

CLOAKROOM Having low level WC, hand basin, part-tiled walls and radiator.

FIRST FLOOR LANDING With double radiator and staircase to the second floor. **BEDROOM ONE** 14' 8" x 13' 9" (4.47m x 4.19m) Having radiator, wall lights and picture rail.

DRESSING ROOM 11' 6" x 8' 3" (3.51m x 2.51m) Which could be converted into an en-suite, if required. **SEPARATE WC** with low level WC, part-tiled walls, radiator and extractor fan.

BEDROOM TWO 14' 8" x 10' 9" (4.47m x 3.28m) With double radiator.

BEDROOM THREE 11' 9" x 10' 4" (3.58m x 3.15m) With double radiator.

BEDROOM FOUR 9' 8" x 9' 4" (2.95m x 2.84m) With radiator.

BATHROOM 8' 3" x 6' 4" (2.51m x 1.93m) Having panelled bath with antique style mixer taps, tiled shower cubicle, pedestal hand basin, laminate flooring, extractor fan and heated towel rail.

SECOND FLOOR LANDING With radiator and Velux window. **BEDROOM FIVE** 18' 3" x 10' 5" (5.56m x 3.18m) (Max) with double radiator, electric wall heater and fitted double wardrobe.

BEDROOM SIX 18' 3" x 11' 4" (5.56m x 3.45m) (Max) Having double radiator, fitted double wardrobe. **STORE ROOM** 16' 2" x 7' 8" (4.93m x 2.34m) With part sloping ceiling and Velux window.

SHOWER ROOM 11' 8" x 8' 0" (3.56m x 2.44m) Having part sloping ceiling with Velux window, tiled shower cubicle with electric shower unit, pedestal hand basin and low level WC. Built-in airing cupboard with hot water tank having jacket and immersion heater fitted.



OUTSIDE - GARAGE/WORKSHOP 16' 4" x 16' 2" (4.98m x 4.93m) (Max) With up-and-over door and front door and with power and light connected. There is an outside **BOILER HOUSE** housing the gas fired wall mounted boiler.

THE GARDENS The property is approached over a gravel driveway allowing for ample parking behind high hedging. The main gardens lie to the south side and rear of the property and are fully enclosed and private with mature hedging. Mature trees including Willow, rhododendron bushes, slabbed patio area, timber **STORE SHED**, **GREENHOUSE** and vegetable garden.



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

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 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.

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