

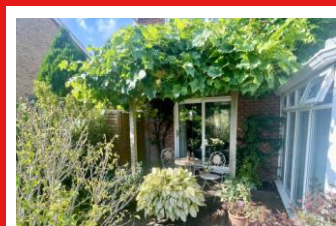


***8 Gorse Close,
Woodhall Spa, LN10 6YA
Asking Price Of £495,000***



- Beautifully Appointed Family Home
- 2 Reception Rooms, Conservatory
- 4 Double Bedrooms (1 en-suite)
- Double Length Garage/Workshop
- Colourful Private Gardens
- Gas Central Heating, uPVC Units Throughout

Situated within this established and much sought after area of the village, is this spacious detached four bedroom family home. Having a double length garage and being set within colourful, well stocked private gardens which are fully enclosed to the rear and south-facing, all of which can only be fully appreciated with a viewing.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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ENCLOSED ENTRANCE PORCH With tiled floor, wall light and door to:

RECEPTION HALL With staircase to the first floor, radiator, door chimes, built-in cloaks cupboard.

CLOAKROOM With tiled floor and walls, low level WC, hand basin with mirror over, in-set ceiling lights and extractor fan.

L-SHAPED LOUNGE 21' 0" x 19' 8" (6.4m x 5.99m) (Max) Having in-set fireplace and surround, housing the cast iron log burning stove, range of fitted base storage cupboards to either side with wall shelves over to one side and space and point for TV to the other. Two radiators, TV and telephone points, laminate flooring, uPVC sealed double glazed sliding patio doors to the rear patio area and open archway to a further lounge area with fitted base storage cupboards and display over. Laminate flooring, uPVC sealed double glazed sliding patio doors to:

CONSERVATORY 11' 7" x 9' 7" (3.53m x 2.92m) With uPVC sealed double glazed double doors to the rear garden, ceiling fan light, window and door blinds.

DINING ROOM 16' 8" x 8' 8" (5.08m x 2.64m) With double and single radiators, laminate flooring and telephone point.

KITCHEN 13' 9" x 10' 8" (4.19m x 3.25m) Having 1½ bowl single drainer sink unit with antique style mixer taps and range of base cupboards and drawers under worktops with wall cupboard over and concealed lights. Range Master dual cooker with two ovens, grill and five ring gas hob with extractor fan and light over, tiled flooring, part-tiled walls, in-set ceiling lights, telephone point, TV aerial lead and double radiator.



UTILITY ROOM 10' 0" x 8' 8" (3.05m x 2.64m) Having in-set stainless steel sink with mixer taps and range of base cupboards and drawers under worktops with storage and wall cupboards over. Integral dishwasher, space and plumbing for washing machine, space for American style fridge freezer, radiator, tiled floor, part-tiled walls and uPVC sealed double glazed side entrance door.

FIRST FLOOR LANDING Having double radiator, built-in storage cupboard and built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted.



BEDROOM ONE 14' 0" x 13' 9" (4.27m x 4.19m) (Max) With radiator. **EN-SUITE SHOWER ROOM** 7' 6" x 5' 6" (2.29m x 1.68m) Having fully tiled walls with corner shower cubicle, pedestal hand basin with wall mirror over, low level WC. Heated towel rail, extractor fan.

BEDROOM TWO 11' 9" x 9' 7" (3.58m x 2.92m) Having radiator, corner fitted work desk with cupboards under and wall cupboards over.



BEDROOM THREE 11' 8" x 9' 7" (3.56m x 2.92m) Measurements including the recessed area, double radiator.

BEDROOM FOUR 10' 0" x 8' 6" (3.05m x 2.59m) Having fitted range of bedroom furniture including dressing table with drawers under and display cupboards over and with wall shelving. Built-in double wardrobe, radiator.

BATHROOM 9' 4" x 5' 6" (2.84m x 1.68m) Having panelled Jacuzzi bath with shower over, waterfall shower head and side screen, vanity hand basin with double cupboard under, illuminated wall mirror over, low level WC. Part-tiled walls, heated towel rail.



OUTSIDE - DOUBLE LENGTH GARAGE 31' 9" x 8' 6" (9.68m x 2.59m) Having up-and-over door and side personal door, power and light connected, also housing the gas fired wall mounted boiler. **THE GARDENS** The property is approached over a gravel driveway with ample parking space and with open plan lawn garden with a variety of trees and shrubs. Gated access leads to the side and to the rear of the property, having fully enclosed and private south facing garden with slabbed patio areas, pergolas, one with table and chairs, lawn gardens and well stocked flower and shrub beds to borders, a delight for any keen gardener. **GREENHOUSE** (also 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 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.

EPC GRAPH TO FOLLOW

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.