



***Tudor Cottage, 31 Turnberry Drive,  
Woodhall Spa, LN10 6UE  
Asking Price Of £445,000***



- Attractive Detached Family Home
- Well Presented Throughout
- 2 Reception Rooms, Conservatory
- 4 Bedrooms (1 En-suite)
- Corner Plot with Garage & Parking
- Gas Central Heating, uPVC Units Throughout

Situated on this good sized corner plot, is this attractive and striking detached family four bedroom home, beautifully presented and maintained throughout with established and colourful gardens along with a garage and off road parking. The property benefits from being within this prime and much sought after area of the village.



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

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**OPEN ENTRANCE VERANDA - RECEPTION HALL** - Having return staircase to the first floor, radiator, telephone point and wall lights.

**CLOAKROOM** With low level WC, vanity hand basin, tiled floor, radiator and extractor fan.

**LOUNGE** 14' 6" x 11' 8" (4.42m x 3.56m) Having feature fire surround and hearth with electric coal effect fire and point for a gas fire, TV point, radiator, uPVC sealed double glazed double doors to conservatory and glazed double doors to the dining room.

**CONSERVATORY** 12' 9" x 10' 8" (3.89m x 3.25m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear patio and garden, laminate flooring, window door and ceiling blinds.

**DINING ROOM** 11' 0" x 9' 0" (3.35m x 2.74m) With radiator and TV aerial lead.

**KITCHEN** 11' 9" x 9' 4" (3.58m x 2.84m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with cupboards over and concealed lights. Free standing gas oven and grill with four ring gas hob with extractor fan and light over, part-tiled walls, tiled floor and radiator.

**UTILITY ROOM** 7' 9" x 5' 9" (2.36m x 1.75m) With worktops with base cupboards under and wall cupboards over with concealed lights, space and plumbing for washing machine and space for tumble dryer, tiled floor, part-tiled walls, radiator and uPVC sealed double glazed side entrance door.



**FIRST FLOOR LANDING** With built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted, wall lights and access to the roof void over a loft ladder.

**BEDROOM ONE** 13' 1" x 11' 5" (3.99m x 3.48m) With radiator and TV point. **EN-SUITE SHOWER ROOM** Having a fully tiled shower cubicle, vanity hand basin with mirror wall cabinet over, low level WC and radiator.



**BEDROOM TWO** 13' 6" x 9' 0" (4.11m x 2.74m) With radiator, large walk-in wardrobe.

**BEDROOM THREE** 12' 0" x 9' 4" (3.66m x 2.84m) With radiator.

**BEDROOM FOUR** 9' 2" x 6' 9" (2.79m x 2.06m) Having radiator and built-in double wardrobe with sliding mirror doors.



**BATHROOM** 8' 0" x 5' 8" (2.44m x 1.73m) Having enclosed bath with antique style shower mixer taps and with electric shower over, curtain and rail, vanity hand basin and low level WC. Tiled floor, part-tiled walls, heated towel rail.

**OUTSIDE - GARAGE** 16' 0" x 8' 7" (4.88m x 2.62m) Having roll-up electric remote control door and with power and light connected, together with gas fired wall mounted boiler.

**THE GARDENS** The property is situated on a good sized corner plot on Turnberry Drive and Muirfield Way, approached over a gravel driveway with parking fronting the garage. Lawn garden to both sides, shrubs to borders, gated access to either side leading to the rear garden, slabbed patio area, lawns and well stocked flower and shrub beds to borders. Outside cold water tap, outside lights. Timber and felt garden store shed, further small storage unit and timber and felt **SUMMER HOUSE**, all 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.



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.

