

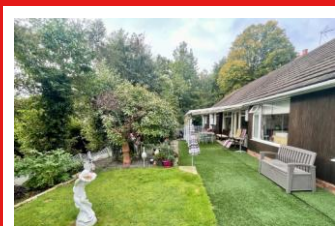


***18 Tor O Moor Road,
Woodhall Spa, LN10 6TD
Offers In Excess Of £350,000***



- Attractive & Spacious Detached Bungalow
- 3 Reception Areas
- 3 Bedrooms, Bathroom
- 2 Garages, Numerous Outbuildings
- Good Sized Gardens
- Prime Village Location

Walters offer to the market this surprisingly spacious and attractive detached three bedroom bungalow, set within good sized gardens with a private south facing rear garden, having accommodation enhanced by uPVC units throughout together with gas fired central heating. The property has the benefit of being within easy walking distance of the excellent village amenities and facilities.



Woodhall Spa - 01526 353185
www.waltersstateagents.co.uk





RECEPTION HALL With uPVC sealed double glazed entrance door, laminate flooring, fitted double cloaks cupboard with sliding mirror doors.

LOUNGE AREA 17' 9" x 12' 9" (5.41m x 3.89m) Having feature brick fireplace and hearth housing the gas fired coal effect fire, radiator, pine boarded ceiling, large uPVC picture window with double doors leading onto the private south facing rear garden. An open access leads through to the:

DINING AREA 12' 3" x 8' 6" (3.73m x 2.59m) Having double radiator, pine boarded ceiling and large uPVC sealed double glazed picture window to the front elevation.

BREAKFAST KITCHEN 22' 2" x 8' 6" (6.76m x 2.59m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards, storage 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, integral fridge and separate freezer, cupboard housing the gas fired wall mounted combination boiler. Breakfast bar with radiator under, part-tiled walls, tiled flooring and in-set ceiling lights. An open access leads to:

LIVING AREA 14' 8" x 13' 7" (4.47m x 4.14m) Having laminate flooring, double radiator, wall lights and sliding door to:

UTILITY ROOM 10' 3" x 7' 7" (3.12m x 2.31m) (plus access). Having tiled flooring, stainless steel single drainer sink unit with mixer taps and cupboard under, space and plumbing for washing machine, further base cupboards and worktops, radiator, door to the side garden.

CLOAKROOM Having fully tiled walls and floor, low level WC, corner hand basin with mirror and light over.

INNER HALLWAY With radiator, laminate flooring and access to the roof void.

BEDROOM ONE 13' 4" x 11' 2" (4.06m x 3.4m) Having double radiator and built-in double wardrobe with sliding mirror doors.

BEDROOM TWO 13' 4" x 9' 2" (4.06m x 2.79m) With radiator, built-in double wardrobe with sliding mirror doors.

BEDROOM THREE 8' 3" x 8' 0" (2.51m x 2.44m) With double radiator, telephone point.

BATHROOM 8' 9" x 5' 2" (2.67m x 1.57m) Having fully tiled walls, panelled bath, corner shower cubicle with electric shower unit, pedestal hand basin with mirror over, radiator. **SEPARATE WC** with low level WC cistern.

OUTSIDE - ATTACHED GARAGE 15' 8" x 7' 7" (4.78m x 2.31m) With up-and-over door and rear personal door.

SUMMER HOUSE 7' 6" x 7' 6" (2.29m x 2.29m) With double wooden doors and two uPVC sealed double glazed side windows. There is a further timber and felt garden **STORE SHED** and a corrugated iron **SINGLE GARAGE** also included in the sale.

THE GARDENS The property is set within good sized gardens mainly laid to lawn with mature trees and to the rear is a private south facing garden.

COVERED AREA 17' 0" x 9' 9" (5.18m x 2.97m) Off the lounge with small lawn garden, gravelled patio area, flower and shrub beds.

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

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

POSSESSION - Vacant possession will be given on completion.





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.

