

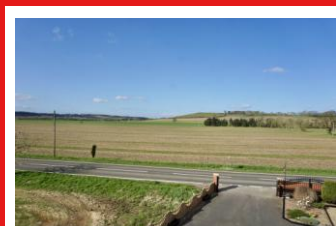


*Twyford Lodge, Main Road,
West Keal, PE23 4BL
Asking Price Of £375,000*



- Fully Modernised Detached Bungalow
- Beautifully Appointed Throughout
- 3 Double Bedrooms (1 En-suite)
- Stunning Surrounding Rural Views
- Beautiful Gardens & Garage
- Ample Off Road Parking

Walters are pleased to offer to the market this detached fully modernised and exceptionally well maintained and presented three double bedroom bungalow, one having an en-suite and a large family bathroom. The property boasts delightful dining kitchen and is set within large attractive gardens with workshop and sauna to the rear garden, together with garage and ample parking space to the front and stunning all round views over the surrounding farmland.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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There is oil fired central heating and uPVC units throughout and a 24 hour surveillance system in place.

RECEPTION HALL Having laminate timber flooring, covered radiator, wall thermostat, control panel for the central heating and hot water, smoke detector.

BEDROOM TWO 13' 9" x 11' 8" (4.19m x 3.56m) Measurements taken into the feature bay front window. Having radiator and two TV points.

BEDROOM THREE 12' 8" x 11' 8" (3.86m x 3.56m) Measurements taken into the feature bay front window. With two radiators, fitted range of wardrobes.

FAMILY BATHROOM 10' 8" x 10' 3" (3.25m x 3.12m) Having corner panelled Jacuzzi bath and shower unit, large walk-in shower cubicle with electric shower unit, pedestal hand basin with mirror and light over, low level WC. Ladder radiator, laminate timber flooring, extractor fan and in-set ceiling lights.

UTILITY ROOM 7' 2" x 5' 8" (2.18m x 1.73m) Having double cupboard, worktops with space and plumbing under for washing machine and dishwasher, wall cupboards over, laminate timber flooring and access to the roof void.

DINING KITCHEN 17' 8" x 11' 6" (5.38m x 3.51m) Having an in-set sink with mixer taps and range of base cupboards and drawers under worktops with concealed lights, further storage cupboard, one with pull-out pantry cupboard, Neff fan assisted electric oven and grill with five ring ceramic hob with marble splashback and extractor fan and light over. Italian tiled flooring, in-set ceiling lights, radiator, TV aerial point and uPVC sealed double glazed double doors opening onto the south facing rear garden.

INNER HALL With laminate timber flooring, radiator, alcove which is large enough to house an American style fridge/freezer.

LOUNGE 15' 9" x 11' 9" (4.8m x 3.58m) Having radiator, TV and Sky points, in-set ceiling lights, dado rail, telephone point, access to the roof space and enjoying some stunning views to the front and side over farmland and countryside beyond.

BEDROOM ONE 12' 9" x 10' 1" (3.89m x 3.07m) Having two single built-in wardrobes with central dressing table, radiator and uPVC sealed double glazed double doors to the rear patio and garden. **EN-SUITE SHOWER ROOM** Having tiled shower cubicle with electric shower unit, corner hand basin with splashback, wall mirror over, low level WC. Heated towel rail, extractor fan, in-set ceiling light and built-in cupboard housing the oil fired boiler, also with hot water tank and immersion heater fitted.

THE GARDENS The property is approached over remote controlled sliding wrought iron gates with a brick wall forming the front boundary to where there is a large tarmac parking area providing ample parking space with flower and shrub beds. Access to the side leads to the fully enclosed rear garden where there are slabbed patio areas and footpath, well stocked flower and shrub beds together with raised covered patio and seating area.

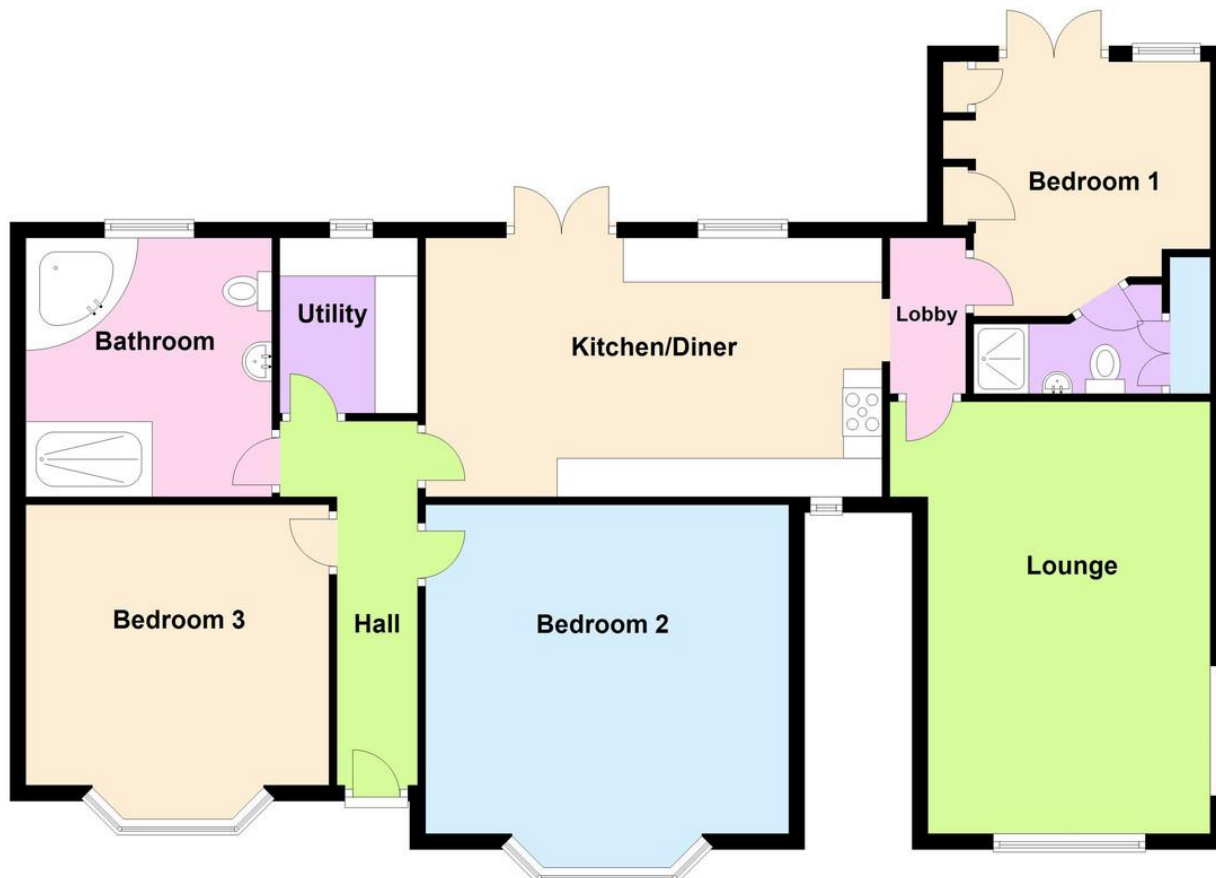
TIMBER WORKSHOP 13' 8" x 6' 8" (4.17m x 2.03m) With power and light connected, vent for tumble dryer and uPVC sealed double glazed window with further attached garden **STORE SHED**. There is also a barrel shaped **SAUNA** with seating for at least four adults which is also included in the sale. Set within the front garden is the: **GARAGE** 22' 0" x 12' 3" (6.71m x 3.73m) Having remote control roll-up door and side personal door, high ceilings and with power and light connected. To the side is a further timber and felt garden **STORE SHED** also included in the sale.

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

POSSESSION - Vacant possession will be given on completion.



Ground Floor



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

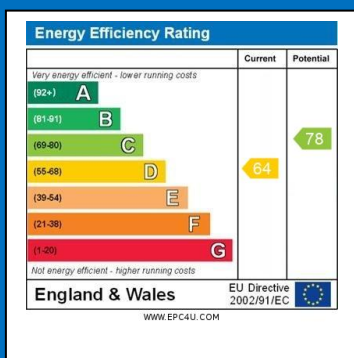
VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

Floor plans are to show layout only and 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.