

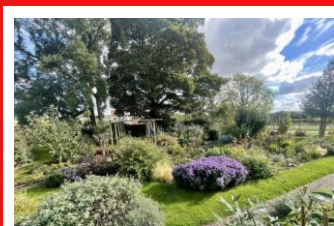


*'Jenny Wren Lodge', Fulleby Road,
West Ashby, LN9 5QA
Offers In Region Of £325,000*



- Stunning Rural Location
- Open Views Over Farmland
- Versatile Accommodation
- 2/3 Bedrooms, Bathroom
- Well Stocked, Colourful Gardens
- Calor Gas CH. uPVC Units

Walters offer to the market this beautifully presented and maintained detached bungalow with versatile accommodation, set within good sized well stocked and colourful gardens with range of outbuildings, in this stunning rural location in the Lincolnshire Wolds. The property commands some outstanding rural views over surrounding farmland, and all within the easy driving distance of the town of Horncastle.



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





RECEPTION HALL Approached through uPVC sealed double glazed double doors, pine boarded walls, in-set ceiling lights, tiled floor and radiator.

CLOAKROOM off, having tiled floor, low level WC, hand basin, extractor fan and in-set ceiling lights.

UTILITY/SHOWER ROOM 8' 3" x 7' 6" (2.51m x 2.29m) Having tiled shower cubicle with electric shower unit with curtain and rail, stainless steel single drainer sink unit with mixer taps and double cupboard under, space and plumbing for washing machine and tumble dryer, wall cupboards. Fully tiled walls and floors, heated towel rail.



DINING KITCHEN 13' 9" x 13' 2" (4.19m x 4.01m) Having stainless steel twin bowl sink with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven and grill, four ring ceramic hob with extractor fan and light over, space and plumbing for dishwasher, tiled floor. Part-tiled walls, heated towel rail and double radiator.

GARDEN ROOM 12' 5" x 9' 3" (3.78m x 2.82m) Having radiator, uPVC sealed double glazed sliding patio doors to rear patio and gardens with stunning rural views.

BEDROOM THREE/STUDY 7' 8" x 7' 4" (2.34m x 2.24m) Having double radiator and built-in storage cupboard.

SIDE ENTRANCE HALLWAY With tiled floor, radiator and uPVC sealed double glazed stable entrance door.

LOUNGE 11' 9" x 11' 9" (3.58m x 3.58m) With radiator.



BEDROOM ONE 11' 9" x 10' 8" (3.58m x 3.25m) Having radiator and two built-in double wardrobes with sliding mirror doors.

BEDROOM TWO 10' 0" x 10' 0" (3.05m x 3.05m) With radiator.



BATHROOM 9' 9" x 6' 8" (2.97m x 2.03m) Having panelled bath with shower mixer taps, curtain and rail, pedestal hand basin and low level WC. Fully tiled walls and floor, extractor fan, heated towel rail, medicine cabinet, built-in airing cupboard housing the Calor gas wall mounted boiler with sliding mirror doors.

THE GARDENS The property is approached over a concrete driveway providing ample parking space and the gardens are on a slightly elevated plot with footpaths, lawn areas and well stocked, established, colourful flower and shrub beds. To the rear is a patio area with two raised fish ponds, raised flower bed and GREENHOUSE. By the side of the driveway in an elevated spot is a large GARDEN STORE SHED with double doors and two timber and felt SUMMER HOUSES with double doors. The whole property and gardens enjoy stunning views over the surrounding farmland and Wolds countryside.



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.

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.



Ground Floor

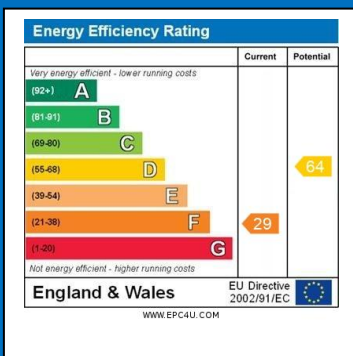


Floor plans are to show layout only and not drawn to scale.

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.