

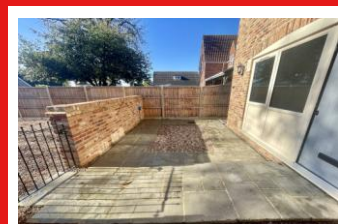
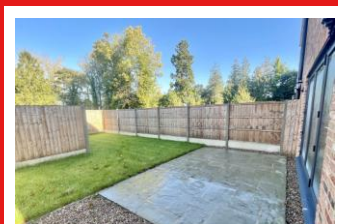


*'Barn Owl', Sandy Bank Road,  
New York, LN4 4YE  
Asking Price Of £269,950*



- BRAND NEW Family Home
- 10 Year Guarantee
- Open Plan Living Accommodation
- 3 Double Bedrooms (1 En-suite)
- Gardens & Ample Parking
- Oil CH. uPVC Units Throughout

Offered to the market is this recently completed BRAND NEW beautifully appointed semi-detached family home. Barn Owl is significantly appealing for those wishing for a contemporary way of living, having a large open plan ground floor living accommodation together with three double bedrooms, one with en-suite and family bathroom to the first floor.



Woodhall Spa - 01526 353185  
[www.waltersstateagents.co.uk](http://www.waltersstateagents.co.uk)







Outside has convenient sized gardens and ample off road parking. Shopping, social and educational facilities are easily accessible in the nearby villages of Tattershall, Coningsby and Woodhall Spa, further afield the market town of Boston.

**LOUNGE** 16' 9" x 14' 9" (5.11m x 4.5m) Having front entrance door, tiled under floor heating with wall thermostat, ample power points, TV point, staircase to first floor, smoke detector, open access leading to the kitchen with:

**UNDER STAIRS STORAGE AREA** 8' 8" x 3' 9" (2.64m x 1.14m) With tiled underfloor heating, coats rail and built-in double storage cupboard.

**CLOAKROOM** 6' 4" x 3' 7" (1.93m x 1.09m) Having tiled under floor heating, wall thermostat, low level WC, vanity hand basin with cupboard under and tiled splashback, extractor fan.

**UTILITY ROOM** 6' 3" x 4' 7" (1.91m x 1.4m) Having worktops with space and plumbing under for washing machine, double base storage cupboards and double wall cupboards over. Tiled under floor heating with wall





thermostat.

**DINING KITCHEN** 16' 9" x 11' 3" (5.11m x 3.43m)  
Beautifully appointed with 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in fan-assisted electric oven and grill with four ring ceramic hob with extractor fan and light over, ample space for fridge/freezer, tiled under floor heating with wall thermostat, TV aerial point, in-set ceiling lights. Bi-folding doors to the rear patio and garden beyond.



**FIRST FLOOR LANDING** With radiator, in-set ceiling lights, smoke detector, wall thermostat and built-in airing cupboard housing the hot water tank.

**BEDROOM ONE** 14' 9" x 11' 3" (4.5m x 3.43m) A spacious south facing room with radiator, TV point and two built-in wardrobes with folding doors.



**EN-SUITE SHOWER ROOM** 7' 7" x 5' 2" (2.31m x 1.57m) Having a large walk-in shower cubicle with waterfall shower head, vanity hand basin with double cupboard under, low level WC. Heated towel rail, extractor fan, in-set ceiling lights, illuminated wall mirror.

**BEDROOM TWO** 13' 1" x 8' 6" (3.99m x 2.59m) With radiator, TV point and views over the rear garden.



**BEDROOM THREE** 13' 1" x 7' 9" (3.99m x 2.36m) (Plus alcove) With radiator, TV point and views over the rear garden.

**FAMILY BATHROOM** 7' 2" x 6' 2" (2.18m x 1.88m) Having P-shaped panelled bath with shower mixer taps, side splash screen, vanity hand basin with double cupboard under and low level WC. Part-tiled walls, illuminated wall mirror, heated towel rail, extractor fan and in-set ceiling lights.



**THE GARDENS** To the front is a large gravel parking area for several vehicles with brick wall and gated access to a small front garden with paved footpaths and central gravel area. Side gravel footpaths lead to the rear, where there is a fully fenced and enclosed lawn garden with paved patio area and a fenced storage area housing the oil tank. To the side of the property is the wall mounted oil fired boiler.



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

**POSSESSION** - Vacant possession will be given on completion.

**FIXTURES AND FITTINGS** - All those detailed are included in the sale as are the newly fitted carpets to the staircase and first floor.

**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.

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.