



***25 Stixwold Road,
Woodhall Spa, LN10 6QH
Asking Price Of £375,000***



- Spacious Detached Bungalow
- Prime Village Location
- Requires Refurbishment
- 3 Double Bedrooms (1 En-suite)
- Garage, Large Gardens
- Gas CH. NO UPWARD CHAIN

Situated in a prime, highly sought-after residential location near the village center with excellent amenities and facilities, this spacious detached bungalow offers exceptional potential. Located opposite protected woodland with access to beautiful walking trails, the property is set within large, mature gardens. While it requires complete refurbishment, it presents a fantastic opportunity to create a personalised home in a wonderful setting. Additionally, the property is offered with the benefit of no upward chain.



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





RECEPTION HALL Having return staircase to the first floor, double radiator, telephone point, smoke detector and built-in airing cupboard housing the pre-lagged hot water tank.

LOUNGE 16' 8" x 12' 9" (5.08m x 3.89m) Having feature brick fireplace and hearth with fitted coal effect gas fire, double radiator, TV point and feature bay front window.

BREAKFAST KITCHEN 18' 6" x 17' 2" (5.64m x 5.23m) (Max) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Free-standing electric range cooker with extractor fan and light over, tiled floor, TV point. Door to:

CONSERVATORY 10' 7" x 5' 9" (3.23m x 1.75m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear garden, tiled floor, ceiling fan light.

UTILITY ROOM 6' 8" x 4' 5" (2.03m x 1.35m) Having double base cupboard with worktop and double wall cupboard over, plumbing for washing machine, tiled floor, gas fired wall mounted boiler and door to **SMALL STORE ROOM** with worktop and door to the garage.

DINING ROOM/BEDROOM 12' 9" x 9' 8" (3.89m x 2.95m) With double radiator and feature bay window to the front elevation.

BATHROOM Having panelled bath with shower mixer taps, pedestal hand basin and low level WC. Fully tiled walls, wall mirror and radiator.

INNER HALLWAY

BEDROOM TWO 11' 3" x 10' 6" (3.43m x 3.2m) With radiator, fitted triple wardrobe.

BEDROOM ONE 12' 3" x 9' 6" (3.73m x 2.9m) (Plus access) Having timber flooring, fitted triple wardrobe and radiator.

EN-SUITE SHOWER ROOM Having fully tiled walls and floor with shower cubicle, vanity hand basin and low level WC. Wall mirror, heated towel rail and extractor fan.

FIRST FLOOR ROOM 17' 9" x 12' 9" (5.41m x 3.89m) With part-sloping ceiling, radiator, TV aerial point, eaves storage space, uPVC sealed double doors to ROOF AREA and EN-SUITE ROOM with low level WC, vanity hand basin with cupboard under, extractor fan, heated towel rail and access to eaves.

OUTSIDE - GARAGE 14' 3" x 10' 0" (4.34m x 3.05m) Having electric up-and-over door and with power and light connected.

THE GARDENS The property is approached over a gravel driveway providing ample parking space and double gated access to the side leading to the rear garden and to the front area lawn gardens with open views towards the protected woodland beyond. To the fully enclosed rear of the property, is a large garden with slabbed patio, beyond which are mature gardens.

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

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.



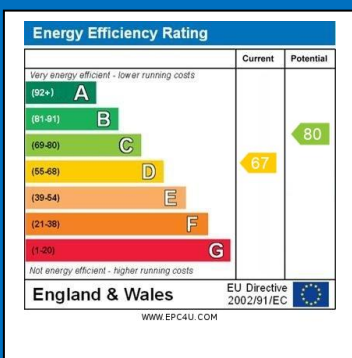


Floor plans are to show layout only and are not drawn to scale.

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.



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