

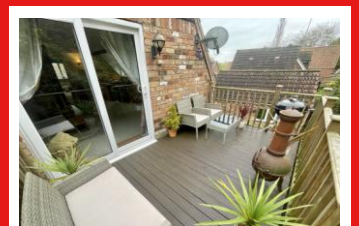
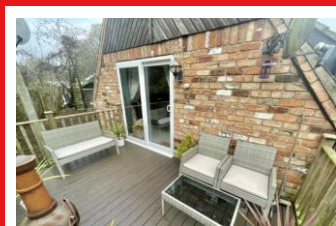
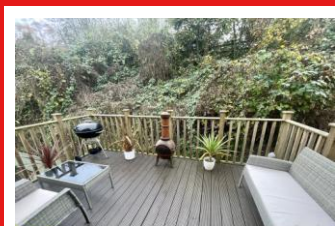


*Low Garth, North Lane,
Swaby, LN13 0BD
Offers In Region Of £285,000*



- Beautifully Presented Home
- Tranquil Wolds Village Location
- 3 Bedrooms, Bathroom
- First Floor Lounge with Balcony off
- Garage, Convenient Sized Gardens
- Oil Central Heating, uPVC Units

Walters proudly present this beautifully maintained and tastefully designed detached dormer-style family home. The property features a well-appointed living/dining kitchen, three spacious bedrooms, a study, a versatile studio, and an inviting first-floor lounge with a private balcony. Nestled in a peaceful and highly desirable Wolds hamlet, this home offers the perfect blend of tranquility and convenience, being just a short distance from the vibrant market town of Louth.



Woodhall Spa - 01526 353185
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The accommodation has oil fired central heating system together with uPVC sealed double glazed units throughout and comprises:

RECEPTION HALL 10' 3" x 9' 9" (3.12m x 2.97m) (Average) Having return staircase to the first floor, under stairs storage cupboard, dado rail, wall lights, radiator and side entrance door.

LIVING DINING KITCHEN 17' 7" x 12' 6" (5.36m x 3.81m) Having 1½ bowl single drainer sink unit with mixer taps and water filter tap, range of base cupboards and drawers under worktops with wall cupboard over and concealed lights. Built-in electric fan assisted double oven and grill, four ring ceramic hob with extractor fan and light over, integral dishwasher, integral fridge, separate freezer. Radiator, in-set ceiling lights and vinyl tiled flooring.

CLOAKROOM Having low level WC. Vanity hand basin, part-tiled walls and in-set ceiling lights.

STUDY 7' 4" x 6' 7" (2.24m x 2.01m) Currently used as a dressing room, having radiator and telephone point.

BEDROOM ONE 12' 6" x 9' 9" (3.81m x 2.97m) (Max) Having radiator, telephone point.

UTILITY ROOM 12' 6" x 7' 4" (3.81m x 2.24m) Having fitted

range of base cupboards and storage cupboards under worktops, radiator. Door leading to the:

STUDIO 13' 0" x 7' 9" (3.96m x 2.36m) Having electric under floor heating with tiled floor, uPVC sealed double glazed stable entrance door.

FIRST FLOOR OPEN LOUNGE AREA 23' 3" x 17' 9" (7.09m x 5.41m) (Max) Having part sloping ceilings, three radiators, TV and telephone points, wall lights, access to the roof void and uPVC sealed double glazed sliding patio doors to **TIMBER DECKING PRIVATE BALCONY AREA** with railings.

BEDROOM TWO 12' 6" x 9' 7" (3.81m x 2.92m) Having radiator, telephone point, part sloping ceilings and in-set ceiling lights.

BEDROOM THREE 12' 5" x 7' 7" (3.78m x 2.31m) (Max, incorporating the built-in storage cupboard), part sloping ceiling and radiator.

BATHROOM 9' 6" x 7' 7" (2.9m x 2.31m) (Max) Having a 'P' shaped panelled bath with shower over and waterfall shower head, side screen. Vanity hand basin with double cupboard under with illuminated wall mirror over and low level WC. Part sloping ceiling, extractor fan and heated towel rail.

OUTSIDE - DETACHED GARAGE 18' 7" x 11' 5" (5.66m x 3.48m) With up-and-over door and with power and light connected.

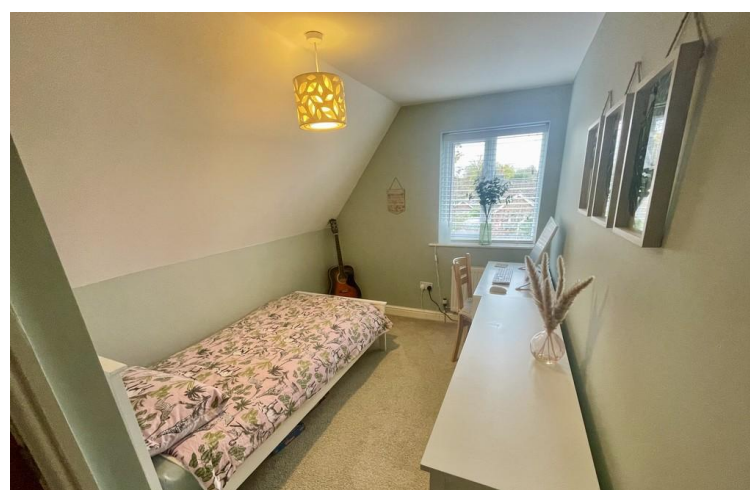
THE GARDENS The property is approached over a gravel driveway providing ample parking space, gravelled areas to the front with in-set shrubs. There is a small lawn garden to the side of the property and garage. Footpaths lead to the side and rear of the property where there is the oil storage tank together with outside oil fired combination boiler. The timber decking **PATIO AREA** is off the lounge and provides some stunning south-west facing views over the village and Lincolnshire Wolds beyond.

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.



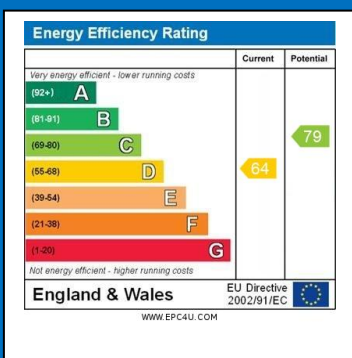


Floor plans are to show layout only and are not drawn to scale.

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.