



***8 St. Leonards Avenue,  
Woodhall Spa, LN10 6TA  
Offers In Region Of £425,000***



- Very Spacious Detached Bungalow
- Prominent Corner Plot Location
- 2 Reception Rooms, Kitchen
- 3 Double Bedrooms (1 En-suite)
- Garage, Ample Parking
- NO UPWARD CHAIN

Walters present this highly sought-after detached three-bedroom bungalow, occupying a prominent position within a desirable residential area of the village. Conveniently located to the village center, the property benefits from easy access to a wide range of excellent facilities and amenities. While the accommodation would benefit from some updating, it features gas-fired central heating and uPVC sealed double-glazed windows and doors for added comfort and efficiency. Offered to the market with NO UPWARD CHAIN, this bungalow presents a fantastic opportunity to create a charming home in a prime location.



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**

[www.waltersstateagents.co.uk](http://www.waltersstateagents.co.uk)







**RECEPTION HALL** 15' 7" x 6' 4" (4.75m x 1.93m) Having front entrance door, plate rack, two radiators, telephone point and access to the roof void over a loft ladder.

**LOUNGE** 17' 8" x 15' 1" (5.38m x 4.6m) Approached through glazed double doors with feature fire surround and hearth, two radiators, dado rail, TV and telephone points.

**DINING ROOM** 12' 6" x 11' 8" (3.81m x 3.56m) Approached through glazed double doors with feature bay window to the front elevation, dado rail, wall lights.

**CLOAKROOM** Having low level WC, hand basin with cupboard under, wall mirror and light over, radiator, extractor fan.

**KITCHEN** 13' 1" x 11' 5" (3.99m x 3.48m) (Max) Having 1½ bowl single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric oven and grill with Neff microwave oven over, built-in Bosch dishwasher, four ring ceramic hob with extractor fan and light over. Central island with integral fridge and base cupboards, radiator, uPVC sealed sliding patio doors to the rear garden.

**UTILITY ROOM** 8' 4" x 8' 1" (2.54m x 2.46m) Having 1½ bowl single drainer sink unit with mixer taps and with storage cupboards under, space and plumbing for washing machine, wall cupboards



over, side entrance door, radiator and gas fired wall mounted combination boiler.

INNER HALLWAY off reception hall, with radiator and built-in double cloaks cupboards with radiator.

BEDROOM ONE 13' 3" x 11' 8" (4.04m x 3.56m) Having radiator, telephone point and TV lead.

EN-SUITE BATHROOM 8' 4" x 5' 7" (2.54m x 1.7m) Having panelled bath with shower over and side screen, pedestal hand basin and low level WC. Part-tiled walls, heated towel rail, radiator and extractor fan.

BEDROOM TWO 11' 5" x 10' 2" (3.48m x 3.1m) With radiator.

BEDROOM THREE 11' 3" (plus access) x 9' 9" (3.43m x 2.97m) With radiator, TV and telephone points.

BATHROOM 11' 5" x 7' 4" (3.48m x 2.24m) Having panelled bath, tiled shower cubicle, bidet, pedestal hand basin and low level WC. Part-tiled walls, extractor fan, radiator and illuminated wall cabinet.

OUTSIDE - GARAGE 19' 2" x 9' 3" (5.84m x 2.82m) Having electric roll-up remote controlled door and side personal door and with power and light connected.

THE GARDENS The property is situated on a prominent corner plot having a block paved driveway leading to the garage and a further block paved parking area. To the front are block paved footpaths with lawns to either side and shrubs to borders. To the rear is a fully enclosed and private south-facing garden, with a slabbed patio area, lawns and established flower and shrub beds.

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.

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.