

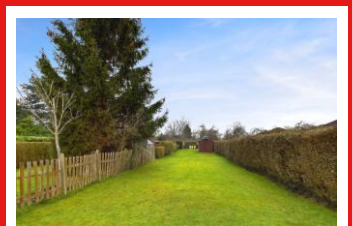
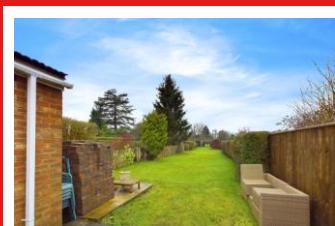


**42 Witham Road,
Woodhall Spa, LN10 6RD
Offers In Excess Of £300,000**



- Beautifully Presented Family Home
- Fully Renovated Throughout
- Open-Plan Ground Floor
- 3/4 Bedrooms, 2 Bath/Shower Rooms
- Good Sized Rear Gardens
- Easy Walking Distance of Village Centre

Offering to the market this fully renovated, beautifully presented semi-detached family home, having spacious and versatile open-plan living accommodation to the ground floor, 3/4 bedrooms, two bath/shower rooms, uPVC sealed double glazed units throughout together with gas fired central heating. The property is set within large gardens with ample parking space available and electric charging point installed.



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





RECEPTION HALL Approached through a uPVC sealed double glazed entrance door with staircase to the first floor, radiator, door to the lounge and open access to the open-plan living/dining/kitchen area.

LOUNGE 11' 2" x 10' 7" (3.4m x 3.23m) Which could be used as a bedroom, having feature part-panelled wall with two inset niches, storage and electric coal effect fire, radiator, TV point, inset ceiling lights, feature bay window to the front elevation.

DINING AREA 11' 7" x 7' 3" (3.53m x 2.21m) Having radiator, inset ceiling lights, open access to the kitchen area and open access to:



LIVING AREA 11' 7" x 8' 2" (3.53m x 2.49m) Having part panelled wall with two inset niches and storage together with electric coal effect fire, radiator, TV point, inset ceiling lights and uPVC sealed double glazed double doors to the:

CONSERVATORY 10' 5" x 8' 8" (3.18m x 2.64m) Being part-brick wall with uPVC sealed double glazed windows and doors to the rear garden, radiator.

KITCHEN AREA 17' 0" x 8' 0" (5.18m x 2.44m) Having a single drainer sink unit with mixer taps and range of base cupboards and

drawers under worktops with wall cupboards over. Built-in fan assisted oven and four ring ceramic hob with extractor fan and light over, integral fridge and freezer together with separate freezer. Integral dishwasher, inset ceiling lights, radiator and uPVC sealed double glazed double doors to the rear garden.

UTILITY ROOM 6' 7" x 3' 6" (2.01m x 1.07m) Having worktops and storage cupboard with space and plumbing for washing machine, extractor fan, radiator and inset ceiling lights.

SHOWER ROOM 6' 7" x 4' 0" (2.01m x 1.22m) Having fully tiled walk-in shower cubicle with waterfall shower head, vanity hand basin and low level WC. Heated towel rail, inset ceiling lights and extractor fan.

FIRST FLOOR LANDING With radiator, inset ceiling lights, access to the roof void and fitted cupboard housing the gas fired wall mounted combination boiler.

BEDROOM ONE 11' 7" x 9' 8" (3.53m x 2.95m) With radiator, TV point and inset ceiling lights.

BEDROOM TWO 10' 8" x 9' 9" (3.25m x 2.97m) With radiator, TV point and inset ceiling lights.

BEDROOM THREE 7' 7" x 6' 5" (2.31m x 1.96m) With radiator and inset ceiling lights.

BATHROOM 7' 3" x 5' 0" (2.21m x 1.52m) Having panelled bath with shower over, waterfall shower head, side folding screen, vanity hand basin and low level WC. Heated towel rail, extractor fan and inset ceiling lights.

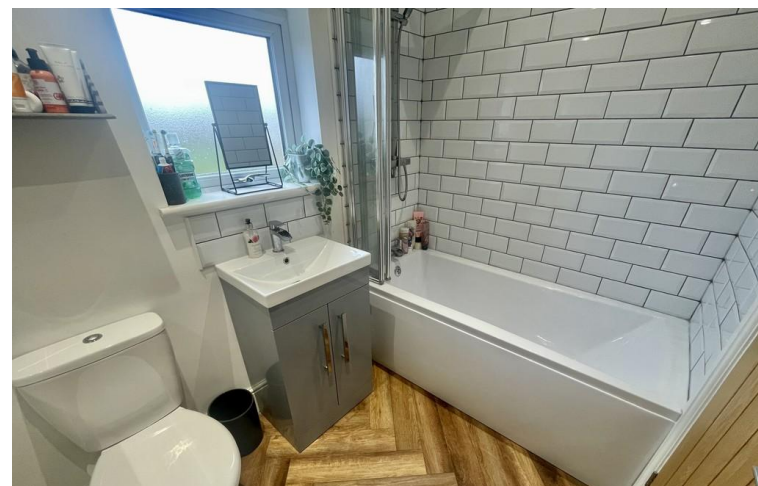
THE GARDENS The property is approached over a concrete driveway providing ample parking space with charging point for an electric vehicle. Access to the side leads to the large rear garden with patio area and long lawn garden with a timber and felt garden **STORE SHED**. There are outside taps, outside lights and power points.

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 fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.



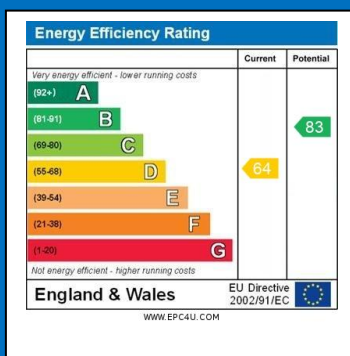


Floor plans are to show layout only and are not drawn to scale.

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.