

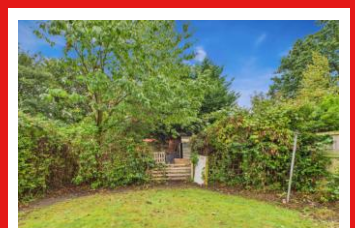


***'Melrose', 59 Witham Road,
Woodhall Spa, LN10 6RG
Asking Price Of £239,950***



- Semi-Detached House
- Requires Some Updating
- Ample Room for Extending (Subject to PP)
- 2 Reception Rooms
- 3 Bedrooms, Bathroom
- Garage & Off-Road Parking

Three Bedroom Semi-Detached Home with Great Potential. Brought to the market with no upward chain, this three-bedroom semi-detached property presents a fantastic opportunity for buyers looking to add their own stamp. While the property would benefit from some modernisation and TLC, it offers excellent potential for extension to the rear (subject to the necessary Planning Permission), making it an ideal project for families, investors, or developers alike.



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





RECEPTION HALL Having part-glazed entrance door, staircase to the first floor with under stairs storage cupboard, radiator.

LOUNGE 11' 9" x 11' 8" (3.58m x 3.56m) Having feature tiled fire surround and hearth with fitted electric coal effect fire, point for gas fire, radiator, feature bay window.

KITCHEN 11' 7" x 5' 9" (3.53m x 1.75m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with double wall cupboard over. Part-tiled walls, tiled flooring, uPVC sealed double glazed side entrance door, free-standing gas double oven and grill with four ring hob over. Fitted shelved storage cupboard.

LIVING ROOM 11' 9" x 11' 9" (3.58m x 3.58m) With radiator and fitted double storage cupboard.

UTILITY ROOM Having worktop with space and plumbing under for washing machine, tiled flooring and door to:

CLOAKROOM with low level WC, hand basin, radiator and



tiled floor.

FIRST FLOOR LANDING With access to the roof void.

BEDROOM ONE 11' 8" x 10' 9" (3.56m x 3.28m) Having fitted double wardrobe, views over rear garden, radiator.

BEDROOM TWO 12' 0" x 9' 9" (3.66m x 2.97m) With radiator.

BEDROOM THREE 8' 7" x 7' 9" (2.62m x 2.36m) With radiator.

BATHROOM 6' 0" x 5' 9" (1.83m x 1.75m) Having enclosed bath with shower over, pedestal hand basin and low level WC. Part-tiled walls, timber flooring, radiator and extractor fan.

OUTSIDE - GARAGE/WORKSHOP With double doors.

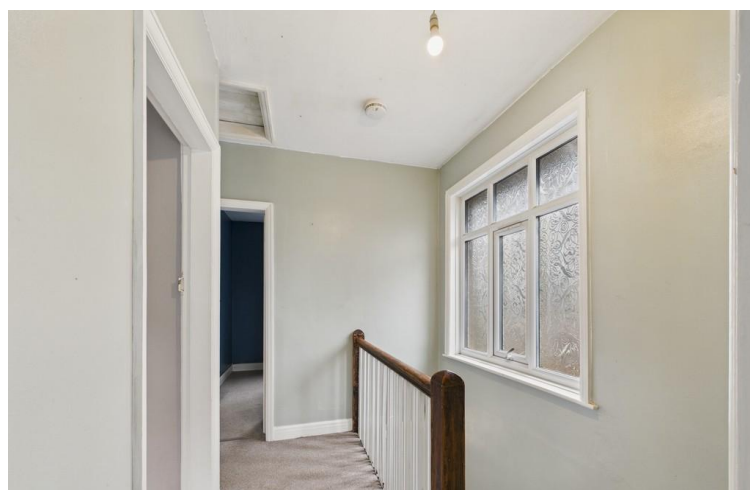
THE GARDENS The property is approached over a tarmac driveway with parking and further gravel area for additional parking. To the rear is a slabbed patio area beyond which are lawn gardens with a timber and felt garden STORE SHED.

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.

