

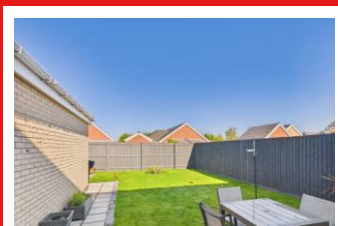


**9 Mulberry Way,  
Woodhall Spa, LN10 6AW  
Asking Price Of £225,000**



- Beautifully Appointed Home
- Built in 2025 with Remaining Warranty
- L-Shaped Living Dining Kitchen
- 2 Double Bedrooms, Shower Room
- Large Single Garage, Gardens
- Gas Central Heating, uPVC Units

This beautifully presented, newly completed (early 2025) semi-detached bungalow is situated on a desirable new development on the outskirts of the village. Offering stylish and low-maintenance living, the property is ideal for a range of buyers seeking a peaceful yet well-connected setting. The accommodation comprises two generously sized double bedrooms and a modern shower room. The heart of the home is the well-appointed open-plan living/dining kitchen, featuring quality fittings and double doors that open onto the fully enclosed rear garden - perfect for outdoor entertaining or relaxing.



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

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Externally, the property boasts a large single garage and a garden shed for additional storage. There is also ample off-road parking to the front of the property.

**SIDE RECEPTION HALL** Having radiator, built-in cloaks cupboard and access to the roof void.

**L-SHAPED LIVING DINING KITCHEN**

**LOUNGE/DINER** 17' 0" x 10' 2" (5.18m x 3.1m) Having radiator, TV point and uPVC sealed double glazed double patio doors leading to the rear patio and garden. Open access to:

**KITCHEN AREA** 9' 5" x 9' 1" (2.87m x 2.77m) Having single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over and concealed lights. Built-in fan assisted oven and grill with microwave combi oven over, four ring induction hob with extractor fan and light over, integral fridge and freezer, integral dishwasher. Integral washing machine, built-in wine cooler, part-tiled walls, wall cupboard housing the gas fired wall mounted combination boiler.

**BEDROOM ONE** 14' 3" x 9' 8" (4.34m x 2.95m) Having radiator, TV point and fitted double wardrobe with sliding doors.

**BEDROOM TWO** 10' 6" x 9' 2" (3.2m x 2.79m) Having radiator, TV point, fitted triple wardrobe with sliding doors and small side dressing table with drawer under.

**SHOWER ROOM** 5' 7" x 5' 5" (1.7m x 1.65m) Having a large walk-in shower cubicle with side screen, waterfall shower head, vanity hand basin and low level WC. In-set ceiling lights, wall mirror cabinet, shaver point, tiled floor, heated towel rail.

**OUTSIDE - GARAGE** 20' 4" x 9' 4" (6.2m x 2.84m) Having up-and-over door and side personal door, power and light connected. Behind the garage is a bin store area.

**TIMBER AND FELT GARDEN STORE SHED** 8' 0" x 6' 0" (2.44m x 1.83m)

**THE GARDENS** The property is approached over a block paved driveway providing ample off-road parking with open-plan lawn front garden. Gated access to the fully enclosed private rear garden with slabbed patio and footpaths. The garden is mainly laid to lawn. Outside cold water tap and lighting to the property.

**OUTGOINGS** - The property is situated within the East Lindsey District Council and we are advised is in Property Band A.

**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.

