



***39 Hotchkin Gardens,
Woodhall Spa, LN10 6AQ
Asking Price Of £429,995***



- NO UPWARD CHAIN
- Immaculately Maintained Throughout
- Lounge, Dining Kitchen, Utility
- 2 Double Bedrooms (1 En-suite)
- Large Garage, Good Sized Gardens
- Electric Central Heating. Solar Panels

Situated at the end of a quiet cul-de-sac on the edge of Woodhall Spa, this beautifully maintained modern bungalow offers spacious, flexible living for those aged 55 and over. Located in the sought-after Hotchkin Gardens, the property features two generous double bedrooms and is finished to an exceptional standard throughout. Benefits include electric central heating powered by solar panels, generating surplus energy and a regular monthly income. A perfect blend of comfort, efficiency, and tranquillity.



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





The Agent's highly recommend an internal inspection of this property, to experience the quality of accommodation on offer, and briefly comprises the following:

RECEPTION HALL Having electric wall heater, in-set ceiling lights. Access to the roof void.

LOUNGE 15' 9" x 12' 1" (4.8m x 3.68m) Having feature bay window to the side aspect, electric wall heater, TV and telephone points.

DINING KITCHEN 17' 9" x 11' 0" (5.41m x 3.35m) 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, four ring ceramic hob with extractor fan and light over, integral fridge and freezer, electric wall heater. uPVC sealed double glazed double doors to the rear garden.

UTILITY ROOM 7' 2" x 4' 5" (2.18m x 1.35m) Having worktops with base cupboards under together with space and plumbing for washing machine, cupboard housing the hot water tank, telephone point.

BEDROOM ONE 13' 5" x 10' 4" (4.09m x 3.15m) (Plus access)

Having an electric wall heater.

LARGE WALK-IN WARDROBE 5' 6" x 4' 8" (1.68m x 1.42m) Having ample shelving and hanging rails.

EN-SUITE SHOWER ROOM 8' 4" x 7' 3" (2.54m x 2.21m) Having tiled shower cubicle, vanity hand basin with cupboards under and wall mirror over, low level WC. Tiled flooring, part-tiled walls, heated towel rail, extractor fan and shaver point.

BEDROOM TWO 16' 0" x 8' 8" (4.88m x 2.64m) With electric wall heater and open views to the side.

BATHROOM 6' 9" x 6' 6" (2.06m x 1.98m) Having panelled bath with shower mixer taps and side screen, pedestal hand basin, mirror over, low level WC. Part-tiled walls, tiled flooring, heated towel rail, extractor fan, shaver point.

GARAGE 22' 0" x 11' 0" (6.71m x 3.35m) Having up-and-over and side personal door, eaves storage space, power and light connected.

GARDEN STORE SHED 12' 0" x 8' 0" (3.66m x 2.44m) Set in the rear gardens, and on a concrete base, also included in the sale.

THE GARDENS The property is situated at the end of this beautiful development and is approached over a block paved driveway, wrapped around to the garage and providing car-parking for at least 2 vehicles. Open plan lawn garden with slabbed footpaths, gated access to one side leading to the fully enclosed rear private garden with slabbed footpaths, gravelled area behind the garage (ideal for a greenhouse), lawn garden.

There is also the **PAVILION** for residents of Hotchkin Gardens, with various social gatherings and activities that are well attended

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band C. There is also a **MANAGEMENT CHARGE**, approximately £125 pm, covering the maintenance of common areas and also the **PAVILION** for residents of Hotchkin Gardens, with various social gatherings and activities that are well attended. The **SOLAR PANELS** provide electricity including heating and any surplus is provided to the grid, occupiers receiving a monthly income from this.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets and blinds where fitted.





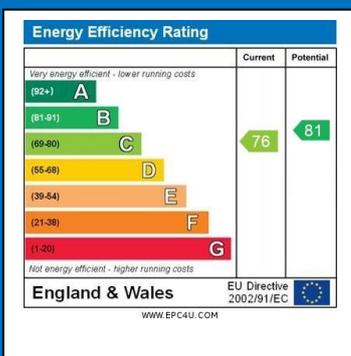
Viewing - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters

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.



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.