



*12 Woodland Drive,
Woodhall Spa, LN10 6YF
Offers In Region Of £398,000*



- Deceptively Spacious Bungalow
- Lounge/Diner/Kitchen
- 3 Bedrooms, Conservatory
- Large Gardens with Garage
- Ample Vehicular/Motor Home Parking
- uPVC Units, Gas Central Heating

Brought to the market with NO UPWARD CHAIN, this deceptively spacious detached three-bedroom bungalow offers an excellent opportunity to secure a home in one of the village's most highly sought-after residential locations. Occupying a generous plot, the property is surrounded by extensive gardens that provide privacy, space, and superb potential for landscaping or outdoor living. A long driveway to the side leads through to the rear of the property, where you will find ample additional parking-ideal for those needing space for multiple vehicles, a caravan, or a motor home.



Woodhall Spa - 01526 353185
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Internally, the bungalow benefits from gas central heating and uPVC double-glazed units throughout, ensuring comfort and energy efficiency. With its flexible layout and excellent outside space, this property represents a rare opportunity for buyers looking to create a long-term home in a prime setting, all offered with the added advantage of no chain.

SIDE RECEPTION HALL Having two radiators, shelves over, telephone point, in-set ceiling lights, built-in double cloaks cupboard with sliding doors, built-in airing cupboard housing the pre-lagged hot water tank and access to the roof void.

L-SHAPED LOUNGE/DINER 23' 0" x 19' 9" (7.01m x 6.02m) (Max) Having feature fire surround with hearth and fitted coal effect gas fire, double and single radiators, TV and telephone points and uPVC sealed double glazed sliding patio doors to the side garden.

BREAKFAST KITCHEN 19' 4" x 10' 4" (5.89m x 3.15m) (Max) Having single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric double oven and grill,

four ring gas hob with extractor fan and light over, Bosch appliances including washing machine, tumble dryer and dishwasher, gas fired wall mounted boiler. Fridge under worktops, further free standing fridge/freezer, part-tiled walls, double radiator and uPVC sealed double glazed side entrance door.

BEDROOM ONE 14' 10" x 10' 4" (4.52m x 3.15m)
Having radiator and TV aerial lead.

BEDROOM TWO 12' 1" x 9' 7" (3.68m x 2.92m) Having fitted triple wardrobe with sliding doors, uPVC sealed double glazed double doors to:

CONSERVATORY 12' 6" x 12' 0" (3.81m x 3.66m)
Being part-brick with uPVC sealed double glazed windows and double doors to the rear garden, tiled flooring.

BEDROOM THREE 10' 5" x 9' 2" (3.18m x 2.79m) With radiator.

SHOWER ROOM 7' 7" x 5' 10" (2.31m x 1.78m) Having fully tiled walls with shower cubicle, pedestal hand basin, bidet and low level WC. In-set ceiling lights, radiator, shaver point and Dimplex fan wall heater.

OUTSIDE - ATTACHED GARAGE 18' 6" x 9' 9" (5.64m x 2.97m) Having remote control roll-up door, wall cupboards, power and light connected and side entrance door.

THE GARDENS Block paved driveway providing ample parking, lawns to front with gated access to the far side of the bungalow through double gates with a block paved driveway leading down the side and to the rear garden providing ample additional parking space. Fully enclosed rear lawn garden 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 E.

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 window blinds where fitted.



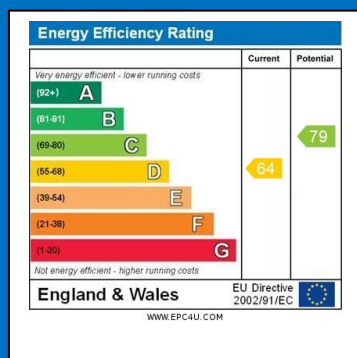


Floor plans are to show lay only and not drawn to scale.

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.