



**129A Witham Road,
Woodhall Spa, LN10 6RB
Selling 45% Shared Ownership £250,000**



- Modern Semi-Detached House
- Lounge, Dining Kitchen, Utility
- 3 Bedrooms, Bathroom
- Large South-Facing Garden
- uPVC Units. Gas Central Heating
- NO CHAIN. IDEAL FIRST TIME BUYER HOME

Walters are pleased to offer to the market this delightful modern semi-detached home, with 45% shared ownership available. Subject to eligibility, purchasers may increase their share or acquire the freehold outright. The property benefits from gas-fired central heating, owned solar panels, and uPVC double glazing. Set within generous south-facing gardens, it offers ample parking and potential for a garage (subject to planning permission), all within easy walking distance of the village centre.



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





FRONT DINING KITCHEN 16' 8" x 12' 4" (5.08m x 3.76m)
Approached through a sealed double glazed entrance door, built-in double cupboard housing the gas fired wall mounted boiler, 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in NEFF fan assisted oven and grill, four ring gas hob with extractor fan and light over, space for fridge/freezer, further worktops with space under for tumble dryer, telephone point, two radiators, open archway to LOBBY with staircase to the first floor. Built-in shelved double storage cupboard.

UTILITY/CLOAKROOM 6' 6" x 5' 8" (1.98m x 1.73m)
With low level WC, hand basin, tiled splashback, radiator, worktop with space and plumbing under for washing machine.

LOUNGE 16' 8" x 10' 5" (5.08m x 3.18m) Having uPVC sealed double glazed double doors opening onto the south-facing patio and rear garden, two radiators, TV point.

FIRST FLOOR LANDING With radiator.

BEDROOM ONE 12' 5" x 9' 4" (3.78m x 2.84m) Having radiator, TV and telephone points, large built-in double wardrobe.

BEDROOM TWO 10' 5" x 7' 9" (3.18m x 2.36m) Having radiator, access to roof void and built-in shelved storage cupboard.

BEDROOM THREE 8' 4" x 6' 8" (2.54m x 2.03m) With radiator.

BATHROOM 8' 6" x 6' 9" (2.59m x 2.06m) Having panelled bath, separate shower cubicle with waterfall shower head, pedestal hand basin, low level WC. Tiled walls and flooring, heated towel rail, illuminated wall mirror, shaver point and extractor fan.

OUTSIDE To the side of the property there is a gravel driveway with parking area and space for a garage (if required and subject to PP). Open plan small lawn front garden. To the rear, is a fully enclosed, south-facing garden beyond which is a lawn garden and STORE SHED. There is outside lights, power points and cold water tap.

OUTGOINGS - The property is situated with the East Lindsey District Council and we are advised is in Property Band B.

There are two separate monthly costs - £15.00 per month to Broadgate (management charge) and £30.72 per month to Amplius (service charge for communal ground maintenance).

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.

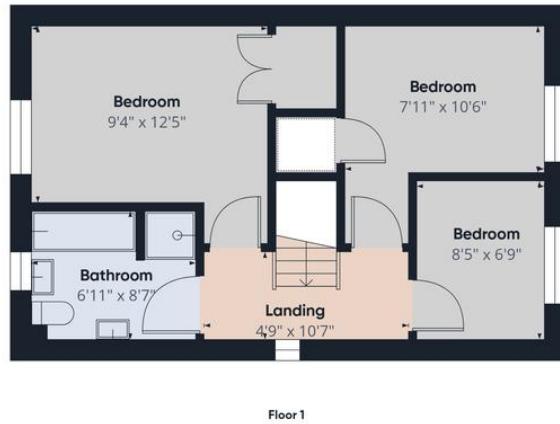
OTHER COSTS Subject to the amount of shares bought within the property there is also a rental charge together with a management charge. Full details are available from the Selling Agent.





Approximate total area⁽¹⁾
848 ft²

Reduced headroom
5 ft²



(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

