

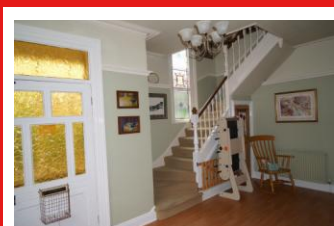


***'Tarleton House', The Broadway,  
Woodhall Spa, LN10 6SQ  
Asking Price of £475,000***



- Prestigious Family Home
- Prime Sought After Location
- Beautifully Appointed Kitchen
- 6 Bedrooms (1 En-suite)
- Large Garage/Workshop
- Easily Maintained Gardens

This is a beautifully presented and maintained, substantial, spacious semi-detached Edwardian family home in a prime village location, opposite the Championship Golf Course and must be viewed internally to fully appreciate the scope of accommodation on offer.



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**FRONT ENTRANCE PORCH - LARGE RECEPTION HALL** 17' 9" x 13' 6" (5.41m x 4.11m) Having return staircase to the first floor, stained window, brick open fireplace and tiled hearth, radiator, laminate flooring and feature bay window.

**LOUNGE** 16' 0" x 13' 7" (4.88m x 4.14m) Having feature cast iron open fireplace, radiator, picture rail, wall lights, TV point, feature bay window with radiator.

**L-SHAPED KITCHEN** 24' 0" x 13' 6" (7.32m x 4.11m) (Max) Having recess housing the Parkinson Cowen dual range oven with three electric ovens, one grill, five gas burners over with extractor fan and light above. To one side original pine built-in storage cupboards and drawers and the other side a modern Peter Jackson matching built-in storage cupboard with display unit over, central island built by Small Bone with granite worktop, storage cupboards and drawers under, original tiled floor, in-set ceiling lights. uPVC sealed double glazed side double doors to patio and access to further kitchen area with Peter Jackson bespoke pine units with recess storage and work area with light over, twin bowl single drainer sink unit with mixer taps and with worktops and cupboards under together with space and plumbing for dishwasher, part-tiled walls and tiled floor. Open access to: **LARGE DINING AREA** 13' 4" x 13' 0" (4.06m x 3.96m) Having original open cast iron fireplace, laminate flooring, double radiator, feature bay window with radiator.



**UTILITY ROOM** 13' 2" x 7' 9" (4.01m x 2.36m) Having Belfast sink with base cupboards and drawers under worktops, space for washing machine and tumble dryer, plumbing for American fridge freezer, further fitted storage cupboards, tiled floor, radiator, gas fired wall mounted boiler and stable door to rear patio.

**CLOAKROOM** 7' 9" x 5' 9" (2.36m x 1.75m) Having part-panelled walls, pedestal hand basin and low level WC, tiled floor, double radiator, extractor fan and shaver point.

**FIRST FLOOR LANDING** With staircase to the second floor, radiator and dado rail.

**MASTER BEDROOM** 16' 0" x 12' 8" (4.88m x 3.86m) Having original cast iron fireplace, fully fitted wardrobes to either side, radiator, shaver point, central ceiling fan light. **EN-SUITE BATHROOM** 14' 8" x 8' 0" (4.47m x 2.44m) With roll-top claw foot free-standing bath, twin hand basin with storage cupboard and wall mirror and light, walk-in shower cubicle and low level WC. Part tiled walls, heated towel rail and fitted shelved airing cupboard with hot water tank.

**BEDROOM TWO** 13' 0" x 12' 9" (3.96m x 3.89m) With original cast iron fireplace, double radiator, feature bay window.

**BEDROOM THREE** 11' 0" x 10' 6" (3.35m x 3.2m) With radiator, built-in wardrobe.

**FAMILY BATHROOM** Having panelled bath with antique style shower mixer taps, pedestal hand basin, low level WC and part-tiled walls.

**SECOND FLOOR LANDING** Dado rail, double radiator and access to roof void via loft ladder.

**BEDROOM FOUR** 16' 0" x 13' 0" (4.88m x 3.96m) (Max) Having part-sloping ceiling, original fireplace and double radiator.

**BEDROOM FIVE** 13' 4" x 10' 2" (4.06m x 3.1m) Having laminate flooring, double radiator, eaves storage space, Velux window, telephone point and fitted desk with storage units, shelving and bookcase.

**BEDROOM SIX** 18' 0" x 13' 0" (5.49m x 3.96m) (Max) Being L-shaped with laminate flooring, original fireplace and radiator.

**BATHROOM** 12' 0" x 8' 0" (3.66m x 2.44m) Having free-standing bath, central shower cubicle, pedestal hand basin and low level WC. Part-panelled walls, towel rail, original fireplace and Velux window.



**GARAGE/WORKSHOP** 19' 2" x 16' 2" (5.84m x 4.93m) Having electric up-and-over door and side personal door, inspection pit, workbench and power and light connected.

**GARDENS** The property is situated on a corner plot and is approached from The Broadway through wrought iron gates and brick pillars over a block paved drive providing ample parking space. To the rear is a block paved patio area, timber decking area, beyond which are fully enclosed lawn gardens. The greenhouse and garden shed are also included in the sale.



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

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

**POSSESSION** - Vacant possession will be given on completion.

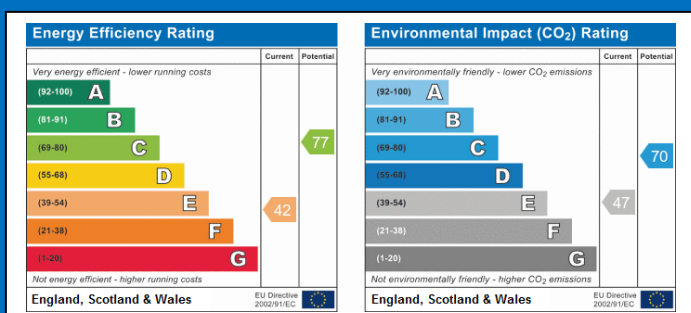
**FIXTURES AND FITTINGS** - All those detailed are included in the sale as are the fitted carpets.

**VIEWING** - Strictly and only by prior appointment to be made through the Sole Selling Agents - Walters.

**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:** Walters 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, Walters, 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 - Walters- 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 Walters- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.