

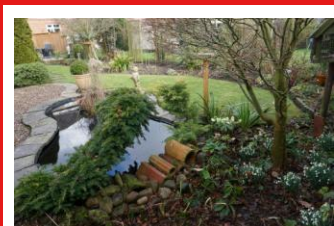
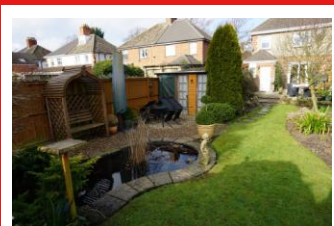


***61 Witham Road,
Woodhall Spa, LN10 6RA
Asking Price of £225,000***



- Semi-Detached Family Home
- 2 Reception Rooms
- 3 Bedrooms
- Beautifully Maintained & Presented
- Viewing Strongly Recommended
- Delightful South Facing Garden

Situated in this prime and sought after area of the village, close to all amenities and facilities, is this well maintained 3 bedroom semi-detached family home. The accommodation has the benefit of 2 reception rooms, 3 bedrooms, gas fired central heating and uPVC units throughout and is set within south facing gardens and within walking distance of the village.



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ENTRANCE HALL Having staircase to the first floor with under stairs storage cupboard, dado rail, radiator.

LOUNGE 11' 9" x 11' 9" (3.58m x 3.58m) Having feature bay window, feature fire surround and hearth with fitted coal effect gas fire with back boiler heating the domestic hot water and central heating, radiator, picture rail, TV aerial point.

DINING ROOM 11' 9" x 11' 6" (3.58m x 3.51m) Having fitted gas wall fire, recess housing the built-in airing cupboard with pre-lagged hot water tank with immersion heater fitted and wall shelving, plate rack, telephone point and TV aerial lead, radiator, uPVC sealed double glazed sliding patio door to the rear garden.

KITCHEN 15' 8" x 5' 9" (4.78m x 1.75m) Having stainless steel single drainer sink unit and range of base cupboards and drawers under worktops with matching wall cupboards over. Free standing gas double oven and grill with four ring hob with extractor fan and light over, space and plumbing for washing machine. Radiator, in-set ceiling lights, uPVC sealed double glazed side entrance door.



FIRST FLOOR LANDING With access to the roof void.

BEDROOM ONE 11' 8" x 11' 1" (3.56m x 3.38m) With radiator, wall lights, range of fitted wardrobes to one wall with interior shelving and hanging rail with light over, telephone point and views over the rear garden.

BEDROOM TWO 11' 9" x 9' 9" (3.58m x 2.97m) With fitted double wardrobe, radiator.

BEDROOM THREE 8' 7" x 7' 8" (2.62m x 2.34m) With radiator.

BATHROOM 6' 0" x 5' 8" (1.83m x 1.73m) Having shaped panelled bath with shower over, side modesty screen, pedestal hand basin and low level WC. Part-tiled walls, extractor fan and heated towel rail.

ATTACHED OUTSIDE STORE SHED 6' 2" x 3' 5" (1.88m x 1.04m) With power and light connected and separate outside toilet with low level WC.

GARDENS The property is approached over a concrete driveway leading down to the side and to where the garage is situated. At the front of the property is car-parking space for 2 cars together with flower and shrub beds. At the fully enclosed rear of the property is the sectional concrete GARAGE 16' 3" X 8' 0" (4.95m x 2.44m) with up-and-over door and with power and light connected. Further lean-to STORE SHED behind the garage 8' 3" x 3' 8" (2.51m x 1.12m) and lean-to timber STORE 6' 8" x 5' 5" (2.03m x 1.65m) and lean-to OPEN STORE.

There is a slabbed patio area, water feature to the side of the garage, gravelled areas and shaped lawned gardens flanked by well stocked and colourful flower and shrub beds, pond. Further raised slabbed patio area behind which is an aluminium framed GREENHOUSE, together with TIMBER AND FELT WORKSHOP 15' 8" x 10' 0" (4.78m x 3.05m) with double wooden doors and power and light connected. Further small lawn garden to the side of the workshop.



Ground Floor**First Floor**

OUTGOINGS - The property is situated within the East Lindsey District Council and is in Property Band C.

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

POSSESSION - Vacant possession will be given on completion.

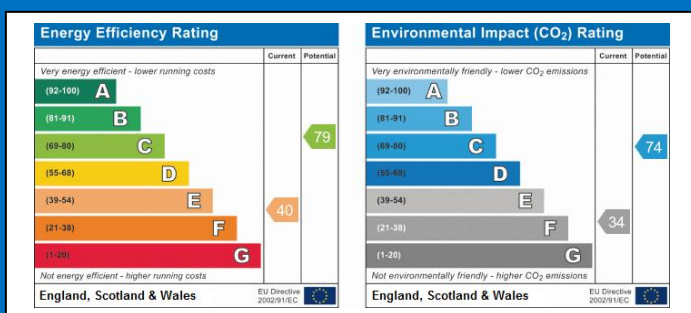
VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

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: 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.