

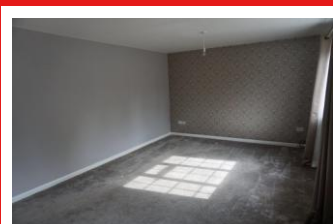
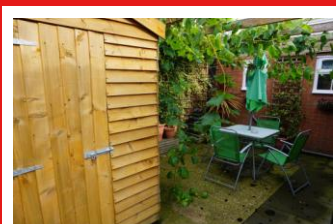
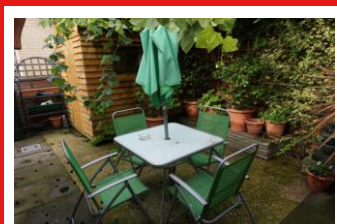


**18 Clarence Road,  
Woodhall Spa, LN10 6TZ  
Offers in Excess of £190,000**



- Attached Modern Bungalow
- Surprisingly Spacious Accommodation
- Prime Central Village Location
- Fully Fitted Kitchen
- 2 Bedrooms
- Small Convenient Sized Garden

Situated on the entrance to Clarence Road, in a prime and much sought after central village location, is this surprisingly spacious two bedroom bungalow, set in small convenient sized gardens with sealed double glazed windows and gas fired central heating.



**Horncastle    Woodhall Spa    Market Rasen**  
**01507 526877    01526 353185    01673 849007**

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**ENTRANCE HALL** Having radiator, wall controls for central heating and hot water, in-set ceiling lights, smoke detector, telephone point, access to the roof void and built-in double storage cupboard.

**LOUNGE** 19' 5" x 12' 4" (5.92m x 3.76m) Having two radiators, TV aerial lead and telephone point.



**KITCHEN** 11' 8" x 9' 8" (3.56m x 2.95m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven and grill, four ring ceramic hob with extractor fan and light over, integral dishwasher, Bosch washing machine, integral fridge and separate freezer, cupboard housing the gas fired wall mounted combination boiler. Wine rack, tiled floor, part-tiled walls, radiator, telephone point, in-set ceiling lights, sealed double glazed window and side entrance door.

**BEDROOM ONE** 15' 8" x 10' 8" (4.78m x 3.25m) With bow window to the front aspect and radiator.

**BEDROOM TWO** 12' 6" x 8' 9" (3.81m x 2.67m) With



radiator and TV aerial lead.

**BATHROOM** 8' 2" x 5' 4" (2.49m x 1.63m) Having fully tiled walls and floor, panelled bath with shower over and side modesty screen, pedestal hand basin and low level WC. Heated towel rail, in-set ceiling lights, extractor fan and wall mirror.

**GARDENS** There is off road parking space with small front garden with flower and shrub beds and gated access to the side over footpath. Small rear courtyard style rear garden with vine and timber and felt garden store shed. There is an outside cold water tap and outside light.

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

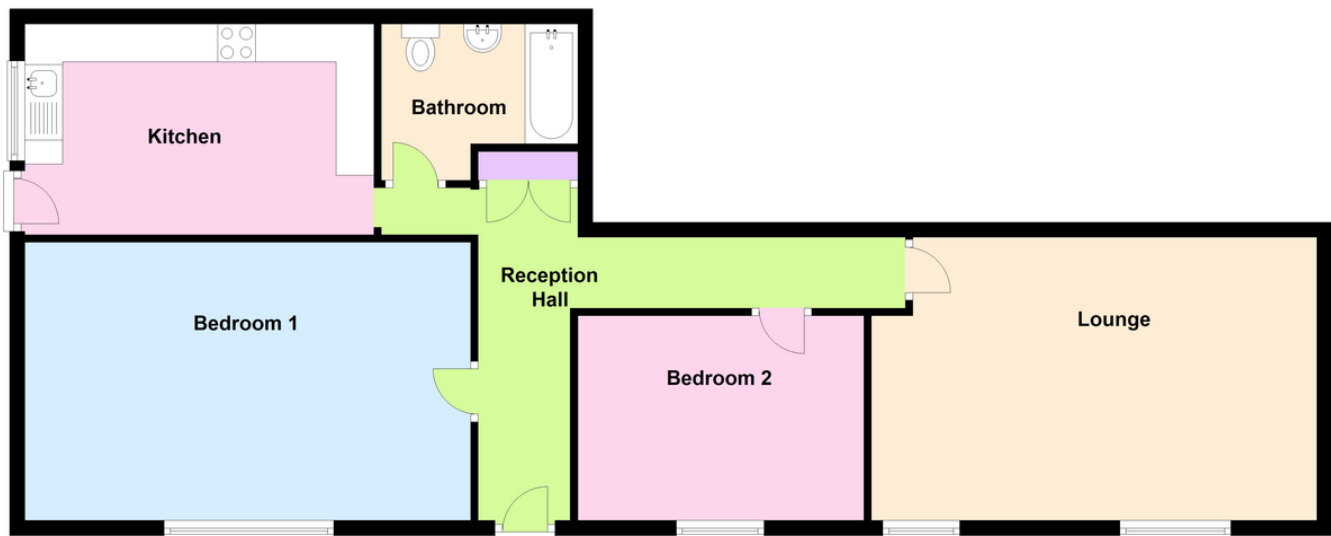
**POSSESSION** - Vacant possession will be given on completion.

**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



Ground Floor

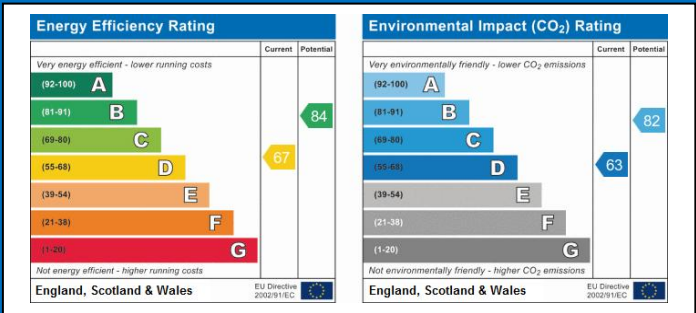


Floor plans are for layout purposes only and not shown to scale.

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.