



***'Low Wood', Tattershall Road,
Woodhall Spa, LN10 6TN
Asking Price of £285,000***



- Detached 3 Bedroom Bungalow
- Prime, Sought After Location
- Lounge, Fitted Dining Kitchen
- En-suite to Master Bedroom
- Convenient Sized Gardens
- Gas Central Heating, uPVC Units

Situated in this prime and much sought after area of the village and within easy walking distance of the village excellent amenities and facilities, is this detached three bedroom bungalow. The property is set within low maintenance gardens and has the benefit of accommodation which has gas fired central heating, together with uPVC sealed double glazed units throughout.



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ENCLOSED ENTRANCE PORCH

RECEPTION HALL Having radiator, wall thermostat, built-in shelved airing cupboard, also housing the Worcester gas fired wall mounted combination boiler, access to the roof void.

LOUNGE 18' 0" x 11' 7" (5.49m x 3.53m) Having recessed fireplace with surround and hearth housing the cast iron log burner, two radiators, TV and telephone points, feature bow window to the front elevation and glazed double doors leading to the:



DINING KITCHEN 15' 6" x 10' 0" (4.72m x 3.05m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Built-in fan assisted electric oven and grill, four ring gas hob with extractor fan and light over, integral fridge and freezer, integral dishwasher, cupboard housing the Beko automatic washing machine. Part-tiled walls, radiator, TV point and uPVC sealed double glazed sliding patio doors to the rear garden.

BEDROOM ONE 12' 6" x 9' 9" (3.81m x 2.97m) With radiator and views over the rear garden.

EN-SUITE SHOWER ROOM Having tiled shower cubicle with folding doors, hand basin and corner low level WC. Heated towel rail and extractor fan.

BEDROOM TWO 9' 8" x 9' 8" (2.95m x 2.95m) Having radiator, feature bay window to the front elevation.

BEDROOM THREE 12' 6" x 9' 7" (3.81m x 2.92m) Having fitted range of wardrobes to one wall with four, three drawer central units, radiator and telephone point.

BATHROOM 8' 4" x 5' 4" (2.54m x 1.63m) Having panelled bath with shower mixer taps and side screen, pedestal hand basin and low level WC. Heated towel rail, wall mirror and extractor fan.

GARAGE 16' 5" x 14' 3" (5m x 4.34m) Having up-and-over and rear personal door, power and light connected.

GARDENS The property is approached over a gravel driveway with turning area and to the front are lawn gardens. Access to the side leading to the fully enclosed rear garden, predominantly paved for ease of maintenance, flanked by flower and shrub beds. There is a timber and felt garden store shed, outside cold water tap and outside lights.

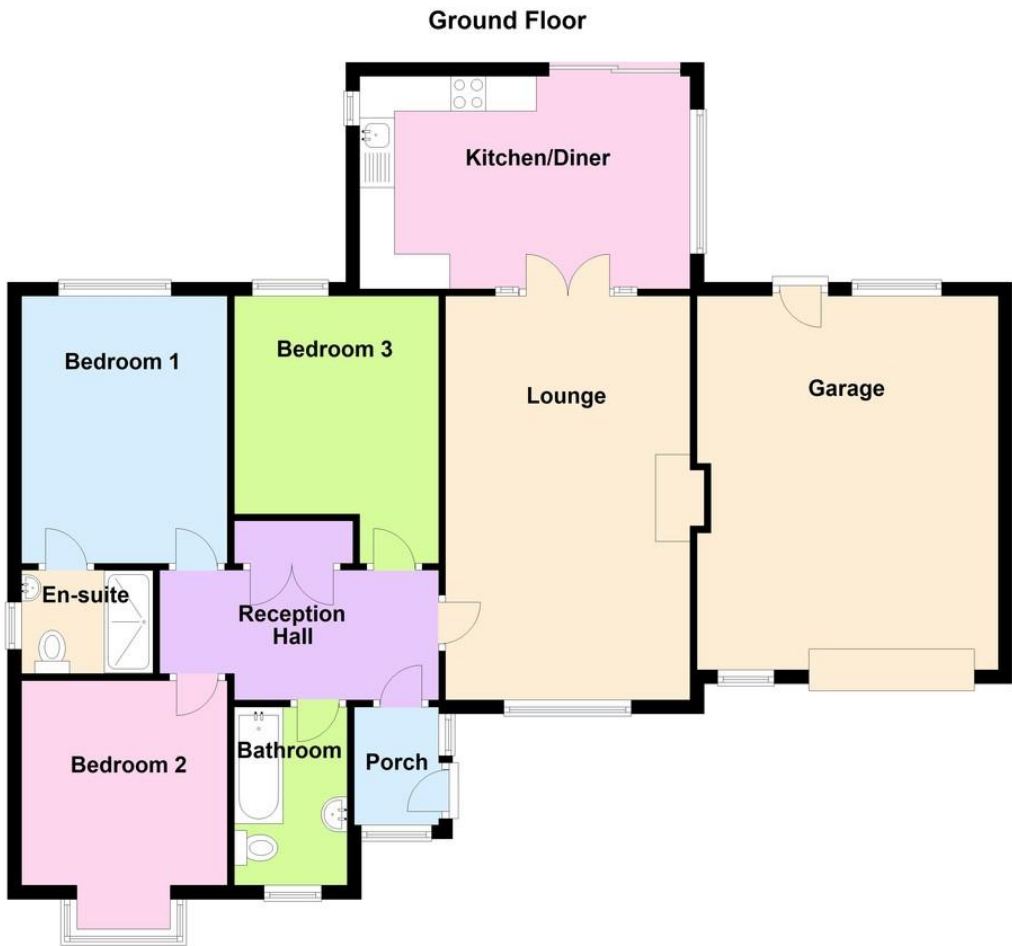
OUTGOINGS - The property is situated within the East Lindsey District Council and is in Property Band D.

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: 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.

