



6 St Leonards Close, Woodhall Spa, LN10 6SX

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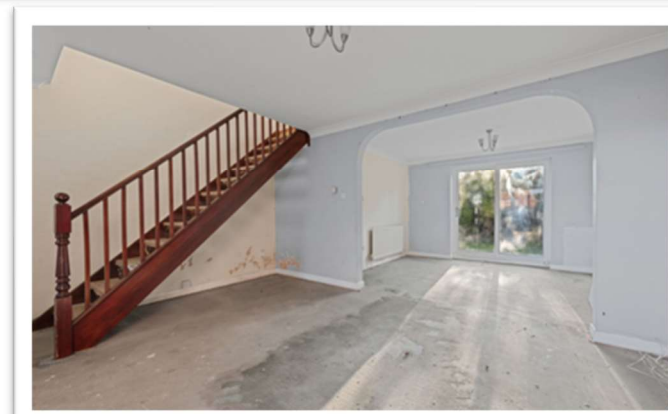
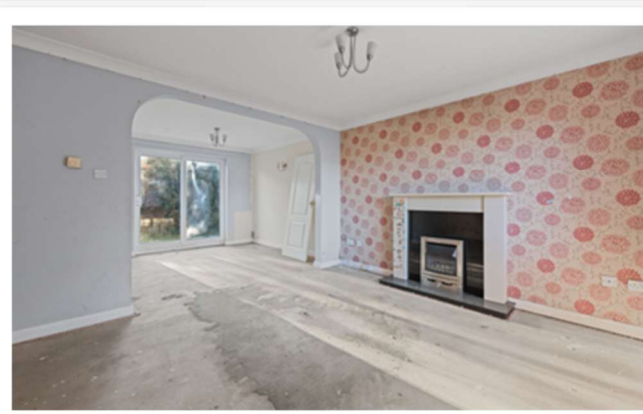
Freehold

£285,000



Key Features

- Detached house
- Four bedrooms
- Lounge & dining room
- Cloakroom & bathroom
- Off-road parking & garage
- Enclosed rear garden
- NO CHAIN
- EPC rating D





A detached house at the end of a cul-de-sac in a sought after residential location set within the popular Woodhall Spa. The property is in need of updating and has accommodation comprising: entrance hall, cloakroom, lounge, dining room and kitchen to ground floor. Four bedroom and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. NO CHAIN

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling and tile effect flooring.

CLOAKROOM

Having window to front elevation, coved ceiling, radiator, tile effect flooring, close coupled WC and hand basin.

LOUNGE

4.62m x 3.54m (15'2" x 11'7")

Having window to front elevation, coved ceiling, radiator, staircase rising to first floor and fireplace with marble hearth, inset living flame style fire and wooden surround. Archway through to the:

DINING ROOM

3.44m x 2.96m (11'4" x 9'8")

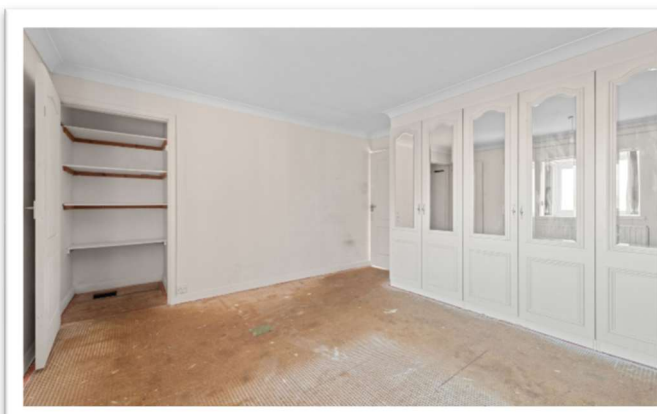
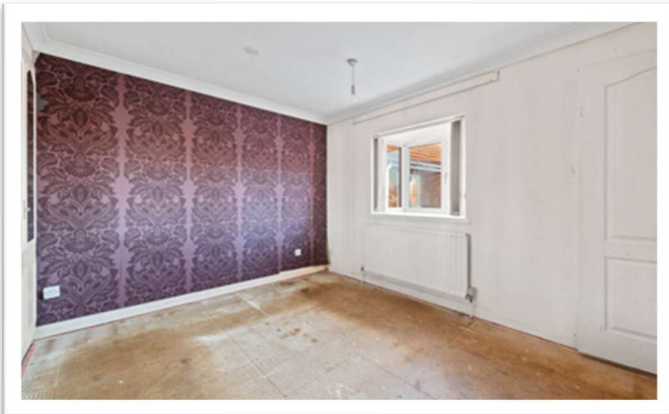
Having sliding patio doors to rear elevation & garden, coved ceiling, radiator and wall light point.

KITCHEN

3.96m x 2.97m (13'0" x 9'8")

Having window to rear elevation, part glazed door to side elevation, coved ceiling with inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine & dishwasher under. Work surface return with cupboard & space for fridge under, cupboards & open-ended shelving over. Space for electric cooker with extractor over and further work surface with cupboard & drawers under, cupboards over.





FIRST FLOOR LANDING

Having coved ceiling, access to roof space and built-in airing cupboard.

BEDROOM ONE

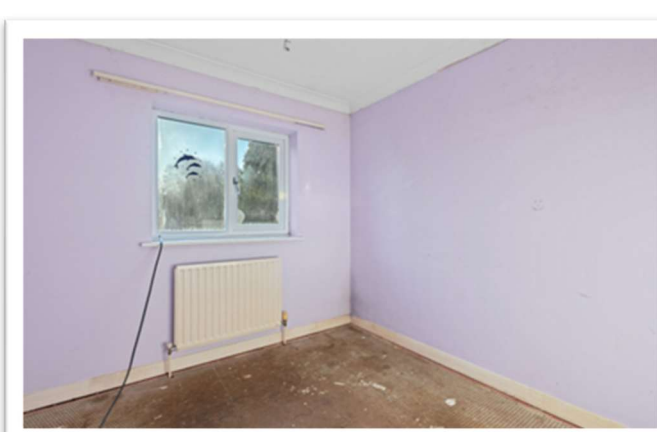
3.62m x 2.96m (11'11" x 9'8")

Having box window to front elevation, coved ceiling, radiator, built-in wardrobes and built-in cupboard.

BEDROOM TWO

3.53m x 2.8m (11'7" x 9'2")

Having window to front elevation, coved ceiling and radiator.



BEDROOM THREE

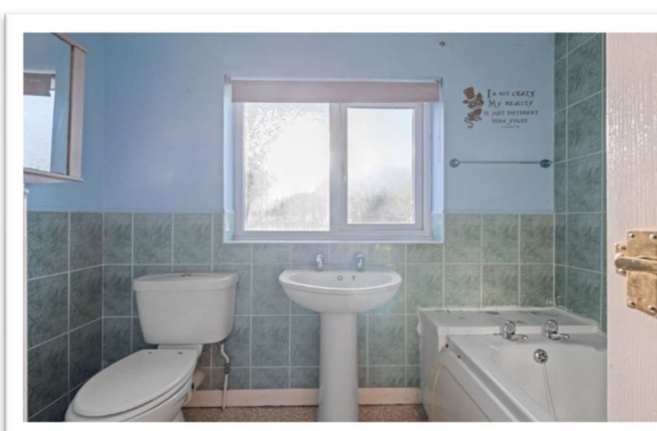
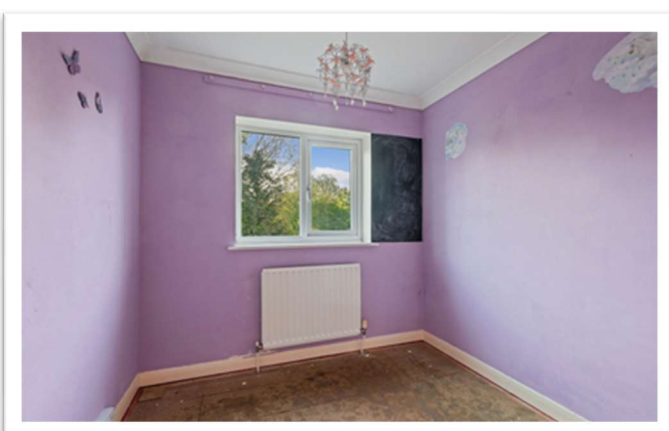
2.61m x 2.97m (8'7" x 9'8")

Having window to rear elevation, coved ceiling and radiator.

BEDROOM FOUR

3.01m x 2.35m (9'11" x 7'8")

Having window to rear elevation, coved ceiling and radiator.



BATHROOM

2.36m x 1.91m (7'8" x 6'4")

Having window to rear elevation, coved ceiling, radiator, tiled splashbacks, panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a gravelled area which provides off-road parking.

GARAGE

Having up-and-over door, light, power and gas fired boiler providing for both domestic hot water & heating.

REAR GARDEN

Being enclosed and laid to lawn with a paved patio area and garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan



Total area: approx. 111.9 sq. metres (1204.6 sq. feet)



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