



***31 King Edward Road,  
Woodhall Spa, LN10 6RL  
Asking Price Of £495,000***



- Spacious Family Home
- Sought After Central Village Location
- Beautifully Appointed Dining/Kitchen
- 4 Double Bedrooms (3 En-suite)
- Good Sized Gardens
- Gas Central Heating, uPVC Units

Deceptively spacious detached family home situated in a central village location, having a beautifully appointed dining kitchen, lounge with multi-fuel burner with doors opening onto the rear patio and south facing garden. The property has the benefit of four double bedrooms with three en-suite, ample off road parking for several vehicles and fully warrants an internal inspection to appreciate the internal accommodation on offer.



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**

**[www.waltersestateagents.co.uk](http://www.waltersestateagents.co.uk)**





**LARGE RECEPTION HALL** Having solid Oak flooring with return staircase to the first floor with under stairs storage cupboard, smoke detector, two radiators, wall thermostat, built-in cupboard housing the hot water tank with immersion heater fitted.

**LOUNGE 23' 2" x 12' 5" (7.06m x 3.78m) (Max).** Having painted feature brick recessed fire surround with Oak mantle and tiled hearth housing the cast-iron log burner (part heating the central heating system), two radiators, TV and telephone points, in-set ceiling lights, wall lights, solid Oak flooring and double French doors to the rear patio and garden.

**DINING KITCHEN 22' 6" x 10' 4" (6.86m x 3.15m)** Having a Peter Jackson bespoke fitted kitchen including 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with matching wall cupboards over with concealed lights. Rangemaster 90 dual range cooker with two electric ovens and grill with five ring gas hob over with extractor fan and light above. Integral dishwasher, breakfast bar, fitted units with space for fridge/freezer in between. Part-tiled walls, solid Oak flooring, two radiators, in-set ceiling lights, telephone and French doors to the rear patio and garden.

**UTILITY ROOM 10' 4" x 5' 4" (3.15m x 1.63m)** Having stainless steel sink with worktops and space and plumbing under for washing machine, wall cupboards over, cupboard housing the gas fired wall



mounted boiler, radiator, solid Oak flooring and side entrance door.

**SHOWER ROOM** With large walk-in double shower cubicle with sliding door, vanity hand basin with cupboard under, wall mirror over, low level WC. Solid Oak flooring, radiator, heated towel rail, extractor fan and in-set ceiling lights.

**MASTER BEDROOM** 16' 5" x 12' 7" (5m x 3.84m) (Max).

Having feature bay window, radiator and TV point. **EN-SUITE BATHROOM** 10' 4" x 7' 0" (3.15m x 2.13m) (Average).

Having roll-top bath with claw feet and central mixer taps, large shower area, vanity hand basin with double cupboard under and low level WC. Radiator, wall mirror, heated towel rail, extractor fan, tiled floor and in-set ceiling lights.

**BEDROOM FOUR** 13' 0" x 10' 0" (3.96m x 3.05m) At present used as a Study, having TV aerial point, radiator and built-in double wardrobe.

**FIRST FLOOR LANDING** Having access to the roof void.

**BEDROOM TWO** 19' 2" x 12' 8" (5.84m x 3.86m) Having part sloping ceiling, radiator, TV aerial point, access to eaves storage space and fitted single wardrobe with side shelving.

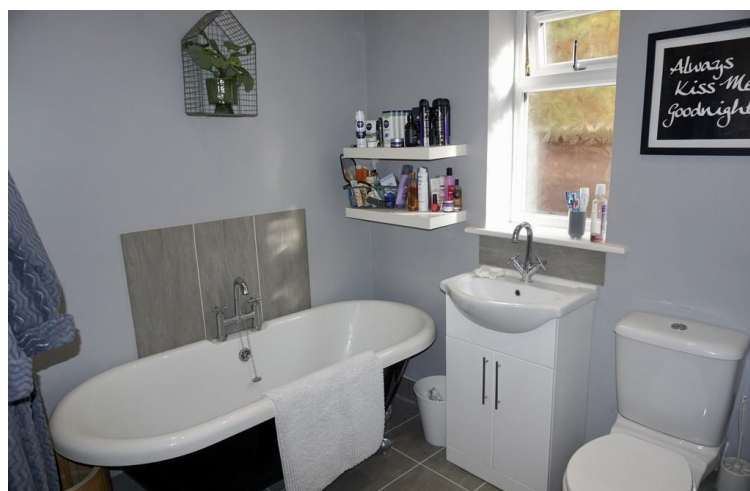
**EN-SUITE SHOWER ROOM** With fully tiled shower cubicle, vanity hand basin with cupboard under and low level WC. Solid Oak floor, heated towel rail, radiator, extractor fan and in-set ceiling lights.

**BEDROOM THREE** 19' 2" x 12' 8" (5.84m x 3.86m) Having part sloping ceiling, radiator, TV aerial point, access to the eaves storage space and fitted single wardrobe with side shelving. **EN-SUITE SHOWER ROOM** With fully tiled shower cubicle, vanity hand basin with cupboard under and low level WC. Solid Oak floor, heated towel rail, radiator, extractor fan and in-set ceiling lights.

**OUTSIDE** By the front door there is a **LEAN-TO COVERED LOG STORE AREA**.

**THE GARDENS** The property is approached over a gravel driveway with the front garden laid to gravel providing ample parking space for several vehicles. Slabbed footpaths and gravelled areas to either side lead to the fully enclosed south facing rear garden where there is a concrete slabbed patio area and timber and felt garden bar, further timber decking area, beyond which are good sized lawn gardens.

**GARDEN SHED** 13' 6" x 7' 9" (4.11m x 2.36m) With open store space to the rear.





**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.

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

Floor plans are to show layout only and 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:** 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	82	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**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.