



***Orchard House, Station Road,
Stixwold, LN10 5HW
Asking Price Of £699,950***



- Incredibly Spacious Residence
- Superb Rural Location
- 4 Reception Rooms
- 6 Bedrooms (1 en-suite)
- Large Gardens, extending to over 1 Acre (STS)
- Stunning Views All Round

Walters are delighted to offer to the market this incredibly spacious detached family residence situated in a wonderful rural location in large established gardens with stunning views all around over the adjoining farmland, yet within only three miles of the in-land resort of Woodhall Spa where all the necessary amenities and facilities are available. Gardens extending to over one acre (STS).



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





LARGE RECEPTION HALL With return staircase to the first floor, laminate oak effect flooring, two radiators, telephone point, built-in cloaks cupboard and built-in storage cupboard.

LOUNGE 22' 9" x 19' 6" (6.93m x 5.94m) Having raised brick open fireplace with dog grate and tiled hearth, three radiators, wall lights, recessed wall shelving and uPVC sealed double glazed double doors to the patio

KITCHEN 19' 4" x 11' 9" (5.89m x 3.58m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Fitted dual range cooker with five ring Calor gas burner with extractor fan and light over, built-in electric oven and grill with microwave oven over, feature bay front window with seating. Central island/breakfast bar with cupboards and drawers under, integral dishwasher, in-set ceiling lights, open access to:

LIVING DINING AREA 18' 4" x 16' 8" (5.59m x 5.08m) Having radiator, TV point, uPVC sealed double glazed double doors to the rear garden and bi-folding doors to the large patio area and views over the south/south-west facing gardens.

SIDE ENTRANCE LOBBY With door to both front and side garden and with access to:

UTILITY ROOM 9' 9" x 6' 0" (2.97m x 1.83m) Having 1½ bowl single drainer sink unit with mixer taps with cupboard under and with worktops and wall cupboards over. Part-tiled walls, extractor fan.

BOILER/CLOAKROOM 10' 2" x 8' 2" (3.1m x 2.49m) Having vanity hand basin with double cupboard under, wall mirror and shelving over, low level WC, worktops with space and plumbing under for washing machine and tumble dryer, radiator, Worcester oil fired boiler and part-tiled walls.

OFFICE 9' 6" x 8' 7" (2.9m x 2.62m) With fitted double shelved storage cupboard with doors, workbench with shelving over, telephone point and radiator.

SITTING ROOM 14' 3" x 10' 5" (4.34m x 3.18m) Having tiled floor, radiator and uPVC sealed double glazed double doors to the rear garden.

BEDROOM TWO 12' 8" x 10' 6" (3.86m x 3.2m) With radiator and fitted double wardrobe.

BEDROOM ONE 23' 3" x 14' 9" (7.09m x 4.5m) (Plus access) Having two radiators and three double fitted wardrobes.

EN-SUITE SHOWER ROOM 9' 8" x 8' 7" (2.95m x 2.62m) Having large walk-in tiled shower cubicle with waterfall head, vanity hand basin with large mirror over and low level WC. Heated towel rail, radiator.

FIRST FLOOR - LARGE LANDING With radiator and open access to: **SITTING AREA** 19' 5" x 12' 0" (5.92m x 3.66m) With radiator and uPVC sealed double glazed double doors and Juliette railed balcony and with stunning views over the adjoining farmland.

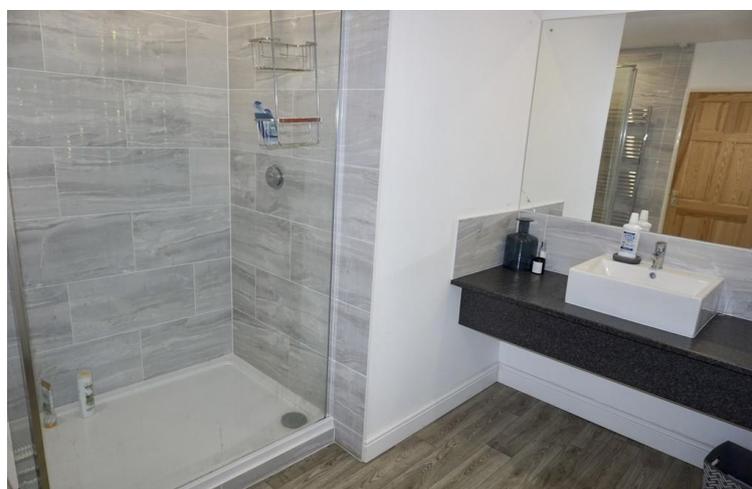
BEDROOM THREE 15' 2" x 14' 3" (4.62m x 4.34m) With radiator, access to the roof void, access to eaves storage space and open access to: **DRESSING AREA** 9' 6" x 7' 6" (2.9m x 2.29m) With radiator, telephone point, wall lights and door to Jack and Jill bathroom.

BEDROOM FOUR 14' 0" x 11' 9" (4.27m x 3.58m) With radiator.

BEDROOM FIVE 11' 9" x 11' 8" (3.58m x 3.56m) (Plus access) With radiator.

BEDROOM SIX 10' 9" x 10' 3" (3.28m x 3.12m) With radiator.

JACK AND JILL BATHROOM 9' 3" x 9' 0" (2.82m x 2.74m) Having panelled bath, pedestal hand basin and low level WC. Part-tiled walls, radiator, wall mirror and lights, shaver point, built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted.



GARAGE 18' 0" x 11' 0" (5.49m x 3.35m) Having electric up-and-over door and with power and light connected.

THE GARDENS Driveway and ample parking space fronting the property and mainly lawn gardens with established flower and shrub beds, a variety of trees and commanding some stunning views over the adjoining farmland.



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 as are the fitted carpets.

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

