



***8 Canterbury Close,
Woodhall Spa, LN10 6GA
Asking Price Of £325,000***



- Spacious Detached Bungalow
- Quiet Location within this Estate
- 2 Reception Rooms, Conservatory
- 2 Double Bedrooms (1 En-suite)
- Good Sized South Facing Gardens
- No Forward Chain

Brought to the market with the benefit of NO FORWARD CHAIN, is this spacious detached, two double bedroom bungalow, set within good sized gardens on the outskirts of this popular residential development. The accommodation which has just been decorated throughout has gas fired central heating and uPVC sealed double glazed windows throughout.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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ENCLOSED ENTRANCE PORCH

RECEPTION HALL Having radiator, telephone point, door chimes, built-in cloaks cupboard and access to the roof void.

LOUNGE 16' 6" x 12' 5" (5.03m x 3.78m) Having feature fire surround and hearth with fitted gas fire, feature bay window to the front elevation with radiator, parquet flooring, TV point.

KITCHEN 10' 0" x 9' 9" (3.05m x 2.97m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Space for cooker, radiator and open archway to:



DINING AREA 9' 9" x 9' 8" (2.97m x 2.95m) With radiator and aluminium framed sealed double glazed sliding patio doors to the conservatory.

UTILITY ROOM 9' 1" x 4' 9" (2.77m x 1.45m) Having rear entrance door, extractor fan, recess wall shelving, space and

plumbing for washing machine.

CONSERVATORY 12' 2" x 10' 9" (3.71m x 3.28m)
Being uPVC sealed double glazed with sliding doors to the rear garden.

BEDROOM ONE 12' 0" x 11' 7" (3.66m x 3.53m) With radiator, built-in double wardrobe.

EN-SUITE SHOWER ROOM Having fully tiled shower cubicle with folding doors, pedestal hand basin and low level WC. Part-tiled walls, radiator, extractor fan, wall mirror and shaver point.

BEDROOM TWO 13' 0" x 9' 0" (3.96m x 2.74m) With radiator.

SHOWER ROOM Having large walk-in shower cubicle with side screen, pedestal hand basin and low level WC. Part-tiled walls, wall mirror, medicine cabinet, radiator and walk-in airing cupboard with radiator and wall shelves.

OUTSIDE - GARAGE 16' 7" x 8' 6" (5.05m x 2.59m)
Having electric roll-up door and side personal door, power and lighting and also housing the gas fired wall mounted combination boiler.

THE GARDENS The property is approached over a tarmac driveway leading to the garage with parking available and having open plan lawn garden. Fully enclosed private south facing rear gardens with block paved patio areas and footpaths, small pond and lawn gardens, together with a timber and felt garden store shed. (Included in the sale). There are outside lights and an outside cold water tap.

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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