

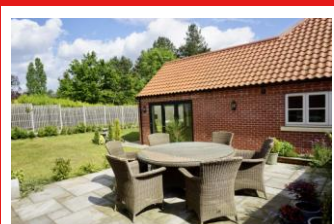


*1 Juniper Court,  
Woodhall Spa, LN10 6WE  
Asking Price Of £575,000*



- Beautifully Presented Bungalow
- High Specification Throughout
- Fully Fitted Dining Kitchen
- 2 Living Rooms
- Underfloor Heating Throughout
- Exclusive Private Development

A beautifully designed contemporary modern bungalow, immaculately presented and maintained, fitted to a high standard with two living rooms to the rear, fully fitted dining kitchen, three double bedrooms, one with en-suite, set in established private gardens with double garage. Located in this exclusive private development in a stunning woodland setting and viewing is strongly recommended.



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

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The property has gas underfloor heating throughout with individual thermostats to each room, together with uPVC sealed double glazed windows and doors throughout. The accommodation briefly comprises:

**ENTRANCE LOBBY** With part glazed entrance door, telephone point and open access into the:

**RECEPTION HALL** Having in-set ceiling lights, access to the roof void, built-in cloaks cupboard, also housing the gas fired wall mounted combination boiler.

**LOUNGE** 15' 6" x 15' 3" (4.72m x 4.65m) Approached through glazed double doors with bi-folding sealed double glazed doors to the rear garden and patio, TV point.



**DINING KITCHEN** 18' 7" x 18' 1" (5.66m x 5.51m) (Max) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards with worktops, wall cupboards over. Two built-in electric fan assisted double ovens and grills, integral fridge and freezer, shelved pantry cupboard, integral dishwasher, four ring ceramic induction hob with extractor fan and light over. Central island with base cupboards under worktops with small breakfast bar, skirting lights, in-set ceiling lights and open

access to:

**LIVING AREA** 13' 8" x 12' 5" (4.17m x 3.78m) With TV aerial point, in-set ceiling lights and two sets of bi-fold doors opening onto the rear and side garden.

**UTILITY ROOM** 10' 3" x 6' 0" (3.12m x 1.83m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards under worktops with wall cupboards over. Space and plumbing for washing machine, space for tumble dryer, in-set ceiling lights and side entrance door.

**BEDROOM ONE** 15' 8" x 10' 8" (4.78m x 3.25m) Having TV aerial point, window and door blinds and uPVC sealed double glazed double doors opening onto the rear patio and garden. **EN-SUITE SHOWER ROOM** 10' 8" x 4' 9" (3.25m x 1.45m) Having large walk-in shower cubicle, vanity hand basin with wall mirror and light over. Low level WC. Part-tiled walls, in-set ceiling lights, extractor fan.

**BEDROOM TWO** 13' 9" x 10' 0" (4.19m x 3.05m) With TV aerial point and window blinds.

**BEDROOM THREE** 10' 5" x 9' 4" (3.18m x 2.84m) With TV aerial point and window blinds.

**FAMILY BATHROOM** 9' 4" x 7' 4" (2.84m x 2.24m) Having panelled bath, walk-in shower cubicle, vanity hand basin with wall mirror and light over, low level WC. Part-tiled walls, extractor fan and in-set ceiling lights.

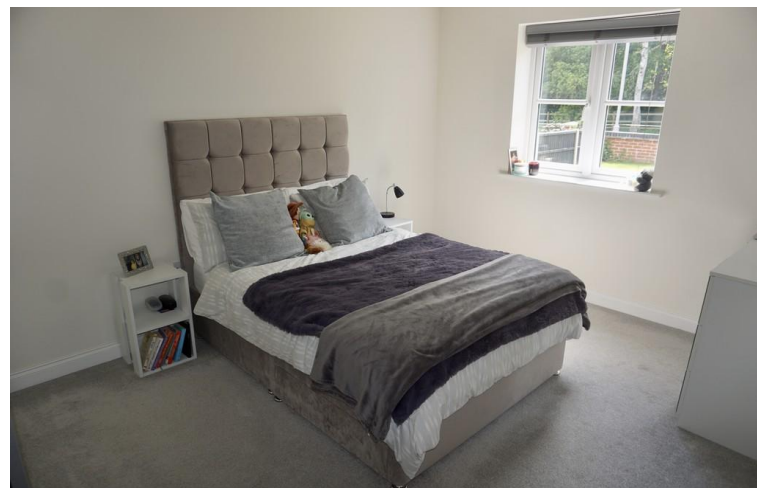
**OUTSIDE - DOUBLE GARAGE** 19' 7" x 19' 3" (5.97m x 5.87m) Having two electric up-and-over doors and side personal door with power and light connected.

**THE GARDENS** The property is approached over a gravel driveway with turning area and providing ample parking space. Block paved footpaths to front and leading to the rear with lawn garden behind a dwarf brick wall. Gated access to the side and rear garden which is fully enclosed and private, with a side raised slabbed patio area between the bungalow and garage beyond which are lawned gardens with shrubs to borders. Slabbed patio area and footpaths leading to a further slabbed patio area off the main bedroom. There are outside lights and outside cold water tap.

**OUTGOINGS** - The property is situated within the East Lindsey District Council and we are advised is in Property Band E.

**POSSESSION** - Vacant possession will be given on completion.

**FIXTURES AND FITTINGS** - All those detailed are included in the sale as are fitted carpets.





Floor plans are to show layout only and are not drawn to scale.

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		106   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		