



***33 Forest Pines Lane,  
Woodhall Spa, LN10 6PJ  
Offers In Excess Of £425,000***



- Spacious Detached Bungalow - NO FORWARD CHAIN
- Prime Sought After Location
- 3 Double Bedrooms, (1 en-suite)
- Large Lounge/Dining Room
- Conservatory Overlooking Rear Garden
- Good Sized, South Facing Gardens, Not Overlooked

Situated on this much sought after residential development, is this detached modern three double bedroom bungalow with en-suite shower room, set within good sized gardens which are well maintained and colourful. The property has the benefit of gas fired central heating, together with uPVC sealed double glazed units throughout and is well presented and maintained. The Agent strongly recommends an internal inspection.



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

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**RECEPTION HALL** Having radiator, telephone point, two smoke detectors, built-in double cloaks cupboards with interior shelf and hanging rail, access to the part boarded roof void over loft ladder & with light. Double doors leading to:

**LOUNGE/DINER** 24' 2" x 13' 3" (7.37m x 4.04m) (Max) With feature fire surround and hearth with fitted coal effect gas fire, two radiators, TV and telephone points, two matching centre lights, two picture lights, uPVC sealed double glazed double doors opening into:

**CONSERVATORY** 13' 5" x 11' 7" (4.09m x 3.53m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear patio and garden, Tec-Sun 90 solar insert roof with two electric Velux windows, two wall lights, power points. Radiator.



**KITCHEN** 10' 2" x 9' 9" (3.1m x 2.97m) Having 1½ bowl single drainer Franke sink unit with mixer taps (water filter under sink), range of base cupboards with solid Oak doors, and drawers under worktops with matching wall cupboards over with concealed lighting. Pull out LARDER UNIT. Built-in single AEG electric fan assisted oven and grill with space for microwave oven over, ceramic four ring hob with extractor fan and light above, part-tiled walls, space and plumbing for dishwasher, radiator and in-set



ceiling lights. Glazed door to the hall.

**UTILITY ROOM** 10' 6" x 7' 5" (3.2m x 2.26m) Having stainless steel single drainer sink unit with double cupboard and drawer under, space and plumbing for washing machine, radiator, door to integral garage, door to the rear garden and double doors to large **STORAGE CUPBOARD** with part shelving.

**BEDROOM ONE** 12' 4" x 11' 6" (3.76m x 3.51m) Having range of bedroom furniture, radiator and TV aerial & telephone points. **EN-SUITE SHOWER ROOM** With tiled shower cubicle with folding doors, pedestal hand basin with mirror and shaver light and point over. Low level WC. Radiator, towel rail, extractor fan and in-set ceiling lights.

**BEDROOM TWO** 9' 8" x 9' 4" (2.95m x 2.84m) With radiator, built-in double wardrobe with interior shelf and hanging rail.

**BEDROOM THREE** 9' 8" x 6' 7" (2.95m x 2.01m) At present used as an office with radiator and telephone point.

**FAMILY BATHROOM** Having fully tiled large walk-in shower cubicle, pedestal hand basin with mirror and shaver light and point over, low level WC. Extractor fan, in-set ceiling lights, radiator and built-in shelved airing cupboard with radiator.

**OUTSIDE - INTEGRAL GARAGE** 18' 6" x 12' 5" (5.64m x 3.78m) Having electric remote control up-and-over door, gas fired wall mounted combination boiler, water softener and with power and light connected.

**THE GARDENS** The property is approached over a wide tarmac driveway with parking fronting the garage with slabbed patio and footpaths leading to the front door. There are lawn gardens with Beech hedging to the front boundary. Gated access to either side of the bungalow leads to the fully enclosed and private rear south facing gardens with slabbed footpaths and patio area, lawns, vegetable bed. Small **ORCHARD** including three apple trees, two plum trees and two pear trees, together with soft fruit trees. The **POTTING SHED** is included in the sale and has power and light connected. Also to the rear is an outside cold water tap and outside lights.

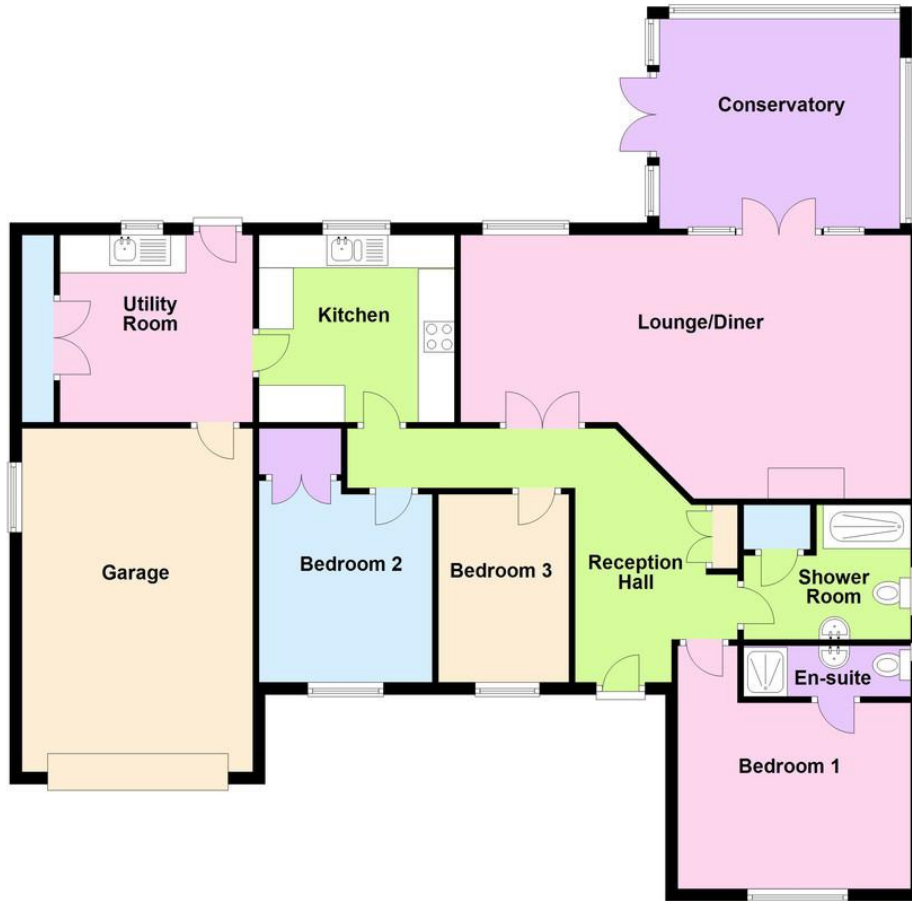
**OUTGOINGS** - The property is situated within the East Lindsey District Council and we are advised is in Property Band D.

**POSSESSION** - Vacant possession will be given on completion. - **NO FORWARD CHAIN**

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



Ground Floor



**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		
81-91	B		81   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		