



***6 Petwood Oaks,  
Woodhall Spa, LN10 6AH  
Asking Price Of £899,950***



- Impressive Detached Family Residence
- Bespoke Gated Community
- Large Living/Dining Kitchen
- 4 Double Bedrooms (2 En-suite)
- Double Garage. Private Gardens
- No Upward Chain

Walter's are proud to offer to the market this extremely impressive and desirable detached family home, finished to a high specification by the current owners and is beautifully presented and maintained throughout. Set within private part-walled gardens with double garage and ample parking space, the Agent's have no hesitation in recommending an internal inspection to appreciate the quality of the accommodation.



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

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Petwood Oaks is a small bespoke development of eight properties set within walled and gated private gardens. The property itself has gas fired under floor central heating with all rooms having individual thermostats fitted, Oak internal doors throughout, together with sealed double glazed windows.

RECEPTION HALL 14' 8" x 11' 7" (4.47m x 3.53m) Having porcelain tiled floor, door chimes, Oak staircase to the first floor with under stairs storage cupboard.

LOUNGE 18' 9" x 17' 0" (5.72m x 5.18m) (Measurements include the large bay window to the side elevation) Large Inglenook fireplace housing the cast iron log burner, open mantle over, TV and telephone points, in-set ceiling lights, folding patio doors to rear patio and garden. Porcelain tiled floors.

L-SHAPED LIVING DINING KITCHEN 28' 4" x 28' 0" (8.64m x 8.53m) (Max) Having 1½ bowl sink unit with mixer taps and range of base cupboard under worktops, built-in electric fan assisted oven, built-in combination microwave oven, integral fridge and separate freezer, integral dishwasher, central island with five ring gas hob with extractor fan and light over. Range of large drawers and cupboards under worktops, three fitted wine coolers in the dining area together with bay window to the front elevation. in-set ceiling lights, Oak fitted bookcase in the living area, TV and telephone points, together with folding patio doors to the rear



garden and patio area. Porcelain tiled floor.

**UTILITY ROOM** 10' 0" x 6' 5" (3.05m x 1.96m) Having stainless steel single drainer sink unit with mixer taps and base storage cupboards under worktops with space and plumbing for washing machine, in-set ceiling lights, extractor fan and side entrance door. Porcelain tiled floor.

**CLOAKROOM** off, having hand basin, wall mirror over, low level WC, in-set ceiling lights and extractor fan. Porcelain tiled floor.

**FIRST FLOOR LANDING** With ample eaves storage cupboards, part-sloping ceiling with in-set ceiling lights and access to the roof void.

**BEDROOM ONE** 16' 3" x 15' 2" (4.95m x 4.62m) Measurements incorporating the en-suite shower room, having Oak effect flooring, in-set ceiling lights, TV aerial point and range of built-in wardrobes with sliding doors with interior shelving and hanging rail. **EN-SUITE SHOWER ROOM** Having fully tiled shower cubicle with sliding door with waterfall shower head, vanity hand basin and low level WC. Extractor fan, in-set ceiling lights, wall mirror with internal lighting, heated towel rail and Velux window.

**BEDROOM TWO** 14' 5" x 13' 3" (4.39m x 4.04m) Having TV aerial point, part-sloping ceiling with in-set ceiling lights, fitted range of wardrobes with sliding doors. **EN-SUITE SHOWER ROOM** Having fully tiled shower cubicle with waterfall shower head and sliding doors, vanity hand basin with mirror and light over, low level WC. Heated towel rail, Velux window, extractor fan and part-sloping ceiling with in-set lights.

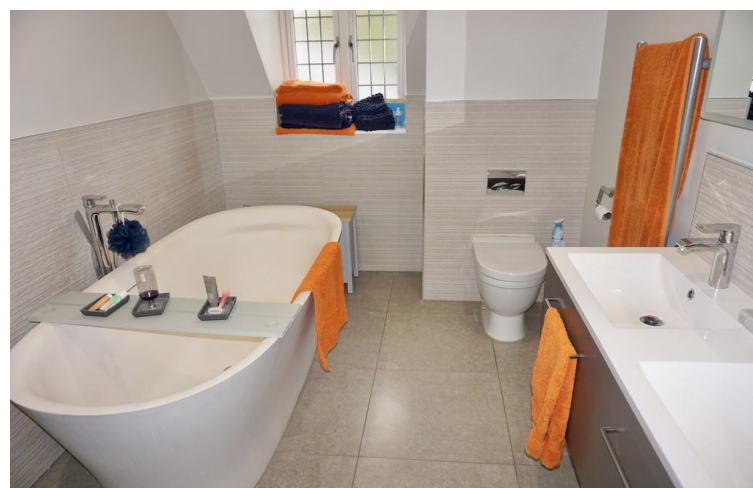
**BEDROOM THREE** 18' 5" x 12' 0" (5.61m x 3.66m) (Max) Having in-set ceiling lights, and cupboard housing the hot water tank.

**BEDROOM FOUR** 12' 5" x 10' 9" (3.78m x 3.28m) With TV aerial point and part-sloping ceiling with in-set ceiling lights.

**FAMILY BATHROOM** 9' 5" x 7' 5" (2.87m x 2.26m) Having free-standing bath with central mixer taps, twin vanity hand basin with drawers under and low level WC. Heated towel rail, wall mirror with lights, in-set ceiling lights and extractor fan.

**OUTSIDE - DOUBLE GARAGE** 18' 9" x 18' 0" (5.72m x 5.49m) Having electric up-and-over door with power and light connected and attached: **WORKSHOP/STORE** 12' 9" x 5' 5" (3.89m x 1.65m) With power and light connected.

**THE GARDENS** The property is approached over a gravel driveway with ample parking space, slabbed footpaths leading to the side door and rear garden with further substantial slabbed patio. Beyond which are walled enclosed private gardens with lawn and well stocked flower and shrub beds to borders. Lawn side gardens and further lawn garden to the front.





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

**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.

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