



***10 Horncastle Road,
Woodhall Spa, LN10 6UZ
Offers in Excess of £350,000***



- Spacious Detached Family Home
- Ample Room to Extend (Subject to PP)
- 3 Bedrooms, Bathroom
- Good Sized Gardens
- Gas Fired Central Heating. uPVC Units
- Prime, Sought After Location

Walter's are delighted to offer to the market this surprisingly spacious three bedroom family home situated in a prime and much sought after area of the village. The accommodation is in need of some updating but offers ample room to extend (subject to PP), set within good sized south facing gardens with single garage and within easy walking distance of the renowned Championship Golf Course.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersestateagents.co.uk





ENCLOSED ENTRANCE PORCH With uPVC sealed double glazed entrance door, pine boarded ceiling with electric light, glazed door to:

RECEPTION HALL Having staircase to the first floor, radiator, wall thermostat and door chimes.

LOUNGE/DINER 25' 4" x 12' 9" (7.72m x 3.89m) (Max) Being L-shaped. Having feature stone fire surround and tiled hearth housing the fitted log effect gas fire, double and single radiators. TV aerial point, wall lights, aluminum framed sliding double glazed doors to:

CONSERVATORY 9' 4" x 8' 0" (2.84m x 2.44m) Being part brick with uPVC sealed double glazed windows and sliding doors to the rear garden, window blinds.

KITCHEN 10' 5" x 10' 3" (3.18m x 3.12m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Free-standing gas cooker, space and plumbing for dishwasher, part-tiled walls, radiator and under stairs storage cupboard.

REAR ENTRANCE LOBBY With uPVC sealed double glazed entrance door and door to:

UTILITY ROOM With stainless steel single drainer sink unit with mixer taps, cupboard and drawer under worktops with wall cupboards over. Space and plumbing washing machine, radiator and gas fired boiler.

CLOAKROOM off, with low level WC and radiator.

FIRST FLOOR LANDING With access to the roof void, radiator, telephone point and built-in shelved airing cupboard with pre-lagged hot water tank with immersion heater fitted.

BEDROOM ONE 13' 4" x 9' 1" (4.06m x 2.77m) With radiator and built-in double wardrobe.

BEDROOM TWO 13' 4" x 12' 2" (4.06m x 3.71m) Having fitted range of bedroom furniture including wardrobes, bedside units and fitted drawer units. Radiator.

BEDROOM THREE 9' 4" x 8' 9" (2.84m x 2.67m) With radiator and built-in double wardrobe.

BATHROOM 10' 2" x 6' 9" (3.1m x 2.06m) Having panelled bath, corner shower cubicle with sliding doors, pedestal hand basin and low level WC. Fully tiled walls, radiator and extractor fan.

OUTSIDE - INTEGRAL GARAGE 19' 5" x 9' 5" (5.92m x 2.87m) With up-and-over door, door to utility area, power and light connected.

THE GARDENS The property is approached over a concrete driveway with turning area with well stocked flower and shrub beds together with a small lawn. Gated access to either side leads to the fully enclosed south facing good sized gardens with slabbed patio area, well stocked flower and shrub beds, lawns. There is a timber and felt garden STORE SHED and aluminium framed GREENHOUSE both included in the sale. The Agent's feel that there is ample room to the side where the garage is located to extend if required and subject to necessary Planning Permission and Building Regulations.

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 the fitted carpets.

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





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

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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			