

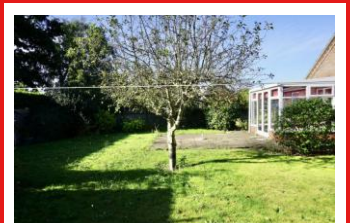
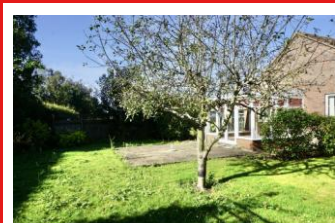


***3 Gleneagles Drive,
Woodhall Spa, LN10 6PL
Offers Over £299,975***



- Detached 3 Bedroom Bungalow
- En-suite to Main Bedroom
- Conservatory to Rear
- Good Sized Gardens
- Sought After Location
- Gas CH. uPVC Units Throughout

Offered to the market with NO FORWARD CHAIN and priced very realistically, is this detached three bedroom bungalow situated on a good sized plot with south facing gardens to the rear within this much sought after residential location. The property requires some minor updating but offers great potential to any prospective purchaser.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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RECEPTION HALL Having two radiators, door chimes, access to the roof void, built-in cloaks and built-in shelved airing cupboard with radiator.

LOUNGE/DINER 18' 3" x 13' 2" (5.56m x 4.01m) (Max) Being L-shaped, having a feature fire surround with hearth and fitted electric coal effect fire, two radiators, wall lights, TV and telephone points and uPVC sealed double glazed double doors to:

CONSERVATORY 11' 0" x 9' 0" (3.35m x 2.74m) Being part brick with uPVC sealed double glazed windows and double doors to south facing rear gardens, double radiator, window blinds and laminate flooring.

KITCHEN 10' 4" x 9' 0" (3.15m x 2.74m) (Max) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lighting. Built-in electric double oven and grill with four ring ceramic hob with extractor fan and light over, breakfast bar with radiator under, part-tiled walls and open archway to:

UTILITY ROOM 7' 4" x 5' 1" (2.24m x 1.55m) Having single base cupboard and drawer under worktops with space and plumbing under for washing machine, space to side for fridge/freezer, single

wall cupboard, radiator, extractor fan and uPVC sealed double glazed side entrance door.

BEDROOM ONE 13' 9" x 9' 6" (4.19m x 2.9m) Having fitted single and double wardrobes, radiator and ceiling fan light.

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

BEDROOM TWO 14' 5" x 8' 9" (4.39m x 2.67m) Having fitted range of bedroom furniture, radiator.

BEDROOM THREE 8' 9" x 8' 3" (2.67m x 2.51m) With radiator and TV point.

SHOWER ROOM 8' 3" x 5' 0" (2.51m x 1.52m) Having double shower cubicle with sliding doors, pedestal hand basin and low level WC. Part-tiled walls, radiator, extractor fan, in-set ceiling lights and medicine cabinet.

OUTSIDE - GARAGE 16' 5" x 8' 4" (5m x 2.54m) Having up-and-over door, power and light connected 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 ample car-parking and open plan lawn gardens. Gated access to either side with fully enclosed south facing gardens with slabbed patio and lawn with flower and shrub beds to borders. There is a timber and felt garden **STORE SHED** and further **STORE SHED** and **GREENHOUSE** to the south-west side of the property which are also included in the sale.

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 and curtains.

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



Ground Floor



Floor plans are to show layout only and 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		