



***5 Maple Avenue,
Woodhall Spa, LN10 6QQ
Offers In Excess Of £375,000***



- Stunning Private Garden, Meticulously Maintained
- Immaculate Condition Throughout
- Dual Aspect Lounge, Views Over the Rear Garden
- Delightful, Modern Dining Kitchen
- 3 Bedrooms, Shower Room
- Ample off Road Parking

Charming family home, set within an idyllic village setting, offering immaculately presented family accommodation which offers both comfort and luxury in a peaceful yet vibrant community. The beautiful garden is perfect for outdoor gatherings, whilst the opportunity to enjoy the park opposite and nearby facilities gives this property a unique advantage.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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The property, which has gas fired central heating, and uPVC sealed double glazed units throughout comprises the following:

RECEPTION HALL With staircase to the first floor with built-in storage cupboard below, radiator and telephone point.

CLOAKROOM Having low level WC, corner hand basin with vanity cupboard under, tiled flooring and part-tiled walls.

LOUNGE 18' 9" x 11' 9" (5.72m x 3.58m) A superb dual aspect room with views over the front garden and towards Jubilee Park, double patio doors to the rear garden. There is an electric coal effect fire set in a decorative surround together with two radiators, TV point and wall lights.

DINING KITCHEN 18' 2" x 11' 5" (5.54m x 3.48m) 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 lights. Fitted dual range cooker with two electric fan assisted ovens and grill, five ring gas burner hob with splash back and extractor fan and light over, space and plumbing for washing machine, space for fridge/freezer. Gas fired wall mounted boiler, radiator, TV aerial point and door to the side passageway.

BEDROOM THREE 9' 8" x 8' 2" (2.95m x 2.49m) Which could be

used as an office or dining room if required, with views over the front garden and with radiator.

FIRST FLOOR LANDING With radiator and access to the eaves storage space.

BEDROOM ONE 12' 8" x 12' 0" (3.86m x 3.66m) Having two built-in double wardrobes, eaves storage space, wood effect flooring, radiator and TV aerial point.

BEDROOM TWO 10' 11" x 8' 2" (3.33m x 2.49m) Having two built-in double wardrobes, wood effect flooring and radiator.

SHOWER ROOM Having a large walk-in shower cubicle with waterfall shower head, vanity hand basin with storage cupboards under and low level WC. Wood effect flooring, heated towel rail, illuminated wall mirror, part-tiled walls, inset ceiling lights and access to the roof void.

OUTSIDE There is a side passageway with access to both the front and rear gardens, access to the kitchen and access to the:

GARAGE 18' 2" x 8' 7" (5.54m x 2.62m) Having electric up-and-over door and with power and light connected.

THE GARDENS The property is approached over a driveway providing ample parking space and leads to the garage. The front garden is laid to lawn with gravel borders and decorative shrubs. To the rear, is a good sized lawn garden, partially covered with a paved patio area off the lounge and having an extensive variety of ornamental shrubs to borders.

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.

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.

