



***Hebden, 57 Stixwould Road,
Woodhall Spa, LN10 6QG
Offers Over £450,000 Invited***



- Surprisingly Spacious Bungalow
- Prime, Sought After Location
- Large Dining Kitchen
- 3 Bedrooms (1 en-suite)
- Delightful, Good Sized Gardens
- NO FORWARD CHAIN

Walters are pleased to offer to the market this surprisingly spacious detached three bedroom bungalow, set within good sized gardens and offering ample off-road parking. The property has the benefit of being located in one of the most prime and much sought after areas of the village, opposite the Petwood Hotel, and close to the amenities and facilities of Jubilee Park. The property has gas fired central heating and uPVC sealed windows and is brought to the market with NO FORWARD CHAIN.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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ENCLOSED ENTRANCE PORCH With tiled floor.

RECEPTION HALL Having radiator, telephone point, two fitted double shelved storage cupboards, built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted.

LOUNGE 22' 0" x 13' 7" (6.71m x 4.14m) With two radiators, TV aerial lead.

DINING KITCHEN 17' 3" x 12' 5" (5.26m x 3.78m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven and grill with four ring ceramic hob with extractor fan and light over. Space and plumbing for dishwasher, uPVC sealed double glazed door to the conservatory, part-tiled walls, in-set ceiling lights and radiator.

UTILITY ROOM 10' 8" x 8' 0" (3.25m x 2.44m) (Incorporating the cloakroom) Having stainless steel single drainer sink unit with mixer taps with double cupboard and worktops together with space and plumbing for washing machine and space for a tumble dryer. Space for a fridge/freezer, gas fired wall mounted boiler, radiator and uPVC sealed double glazed rear entrance door.

CLOAKROOM With low level WC.

OFFICE 8' 0" x 5' 8" (2.44m x 1.73m) Off, with fitted cloaks cupboard and access to the roof void.

CONSERVATORY 14' 0" x 9' 4" (4.27m x 2.84m) Being single glazed windows with part-brick walls and door to the garden.

BEDROOM ONE 14' 5" x 12' 0" (4.39m x 3.66m) Having double radiator and two built-in double wardrobes.

EN-SUITE SHOWER ROOM Having fully tiled walls with corner shower cubicle and waterfall shower head, vanity hand basin and low level WC. Heated towel rail, extractor fan and tiled floor.

BEDROOM TWO 12' 9" x 10' 9" (3.89m x 3.28m) (Max) With radiator and built-in double wardrobe.

BEDROOM THREE 10' 9" x 7' 9" (3.28m x 2.36m) With radiator and double wardrobe.

BATHROOM 7' 9" x 7' 3" (2.36m x 2.21m) Having panelled bath with shower over with waterfall shower head, side screen, vanity hand basin and low level WC. Wall mirror, shaver light and point. Radiator.

OUTSIDE - GARAGE 18' 0" x 10' 0" (5.49m x 3.05m) Having up-and-over door to both front and rear allowing access through the garage, power and light connected.

THE GARDENS The property is approached over a U-shaped tarmac driveway with central lawn and having flower and shrub beds to borders. Block paved area to the front with a tarmac driveway and gated access to the side leading to the fully enclosed rear garden with large tarmac area ideal for a patio etc., with lawn, flower and shrub beds to borders. To the other side of the bungalow and behind the garage is a concrete driveway. There is outside lighting and a cold water tap.

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 and once probate has been granted.

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.

