



***'Frognall', 2 Grove Drive,
Woodhall Spa, LN10 6RT
Offers In Excess Of £650,000***



- Impressive, Individual Spacious Bungalow
- Prime Village Location
- Spacious Reception Hall
- Lounge, Dining Room, Conservatory
- Fitted Breakfast Kitchen
- 4 Bedrooms, 1 with En-Suite Bathroom

Walter's offer to the market this highly impressive, very spacious, individual style detached family bungalow, beautifully maintained and presented throughout, set within large, colourful and well established and stocked gardens with south facing rural views over the adjoining farmland to the rear. The property is located within this highly regarded and desirable prime residential area within easy walking distance of the village and all its excellent amenities and facilities.



Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk





The accommodation which has gas fired central heating and uPVC sealed double glazed units throughout, briefly comprises:

ENCLOSED ENTRANCE LOBBY With boiler room off with wall mounted gas fired boiler. Alarm system controls.

LARGE RECEPTION HALL Having two radiators, built-in cloaks cupboard with interior shelf and hanging rail.

LOUNGE 21' 9" x 14' 8" (6.63m x 4.47m) Having feature fire surround with fitted electric coal effect fire, point for a gas fire, two double radiators, TV aerial point, sliding doors to shelved drinks cabinet and sealed double glazed sliding patio doors to:

CONSERVATORY 12' 5" x 11' 3" (3.78m x 3.43m) Being part-brick with uPVC sealed double glazed windows, single and double doors to patio area, being south facing and with views over the garden and farmland beyond. Tiled floor, ceiling fan light and two wall lights.

DINING ROOM 16' 0" x 10' 9" (4.88m x 3.28m) Having radiator, sliding doors to shelved drink cabinet and door to:

BREAKFAST KITCHEN 12' 9" x 12' 1" (3.89m x 3.68m) Having stainless steel 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. Range Master dual range cooker with five ring gas burners, two ovens, grill with extractor fan and light over. Space and plumbing for dishwasher, space for fridge/freezer, TV and telephone points, double radiator.

REAR ENTRANCE PORCH With radiator, door to the garage, rear entrance door and door to:

UTILITY ROOM 9' 0" x 5' 8" (2.74m x 1.73m) Having stainless steel single drainer sink unit with cupboards under worktops, space and plumbing for washing machine, space for freezer, radiator.

CLOAKROOM With low level WC, extractor fan and built-in shelved storage cupboard.

BEDROOM ONE 18' 5" x 10' 8" (5.61m x 3.25m) Having radiator, TV and telephone points and walk-in wardrobe with ample shelving, hanging rails and radiator.

EN-SUITE BATHROOM 8' 7" x 7' 2" (2.62m x 2.18m) Having panelled bath, shower cubicle, vanity hand basin and low level WC. Wall mirror with light over, in-set ceiling lights, fully tiled walls and heated towel rail.

BEDROOM TWO 14' 8" x 10' 9" (4.47m x 3.28m) Having radiator, access to the roof void and built-in triple wardrobe.

BEDROOM THREE 10' 7" x 10' 9" (3.23m x 3.28m) Having radiator, built-in double wardrobe with two single wardrobes to either side.

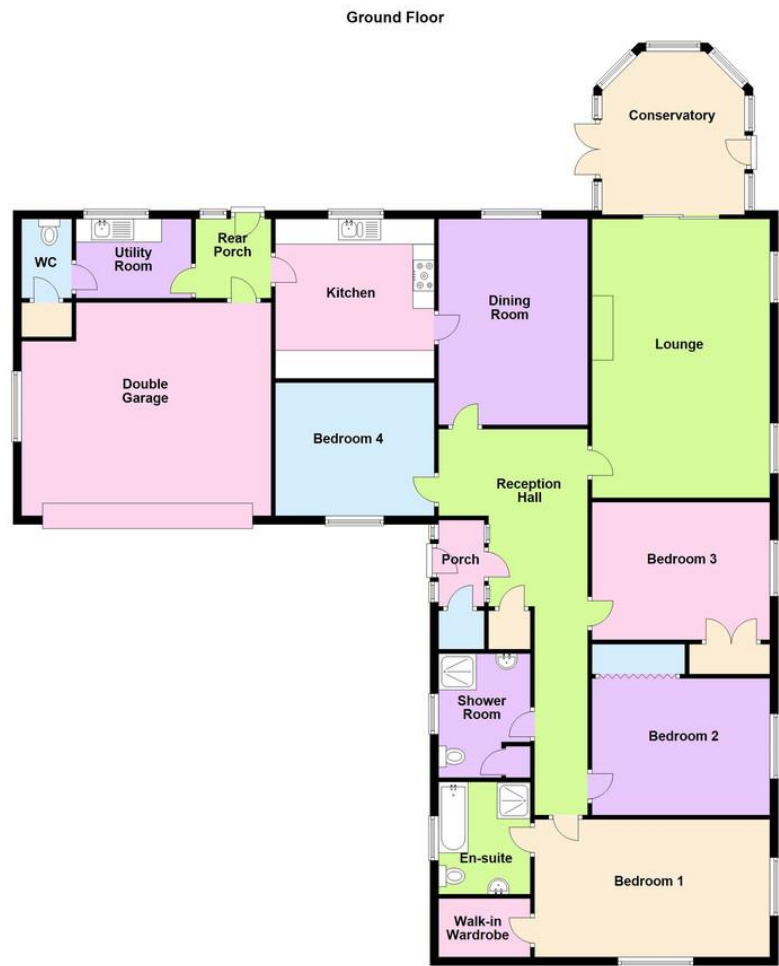
BEDROOM FOUR 12' 6" x 10' 9" (3.81m x 3.28m) At present used as a **STUDY** with radiator and telephone point.

SHOWER ROOM 9' 5" x 7' 2" (2.87m x 2.18m) Having walk-in tiled shower cubicle, pedestal hand basin with mirror cabinet over, low level WC. In-set ceiling lights, heated towel rail, extractor fan and built-in airing cupboard with shelving and housing the hot water tank.

OUTSIDE - DOUBLE GARAGE 18' 6" x 18' 2" (5.64m x 5.54m) Having electric up-and-over door, access to the roof void, power and light, cold water tap and storage base units and wall cupboards. Door to rear porch.

THE GARDENS The property is approached over a large tarmac driveway with lawns to front. Gated access to either side to a large fully enclosed, private south facing garden with large slabbed patio areas, lawns, well stocked flower and shrub beds, four raised vegetable beds, garden store, **GREEN HOUSE** and **SUMMERHOUSE**. Beyond are some stunning views over the adjoining farmland.





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. The solar panels provide cheaper electricity and also feeds into the tariff. There is approximately 10 years left on the lease.

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

NOTE: One of the Trustees of this property is a Director of Walters Estate Agents Limited.

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.

