



*21 Forest Pines Lane,
Woodhall Spa, LN10 6PJ
Asking Price Of £399,000*



- Beautifully Presented Bungalow
- Well Maintained Throughout
- Well Appointed Kitchen, Separate Dining Room
- Large Conservatory to Rear
- 2 Double Bedrooms (1 en-suite)
- Set in Established, Private Gardens

Walters are pleased to offer to the market this extremely well maintained and presented detached two double bedroom bungalow (1 en-suite), also having a separate dining room with large L-shaped conservatory off overlooking the well stocked and established rear gardens, a delight for any keen gardener.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





The bungalow is set within this much sought after area of the village and there is gas fired central heating together with uPVC units. The Agent strongly recommends an internal inspection to fully appreciate the standard of accommodation on offer.

ENCLOSED ENTRANCE PORCH With glazed doors to: **RECEPTION HALL** having radiator, telephone point, access to the roof void and built-in cloaks cupboard.

LOUNGE 16' 5" x 12' 5" (5m x 3.78m) Having feature fire surround and hearth with fitted coal effect gas fire, radiator, TV aerial point and feature bay window to the front elevation with radiator. Glazed double doors to:

DINING ROOM 9' 9" x 9' 8" (2.97m x 2.95m) At present used as a **SNUG** with radiator, door to hallway, door to the kitchen and uPVC sealed double glazed double doors to:

CONSERVATORY 20' 4" x 14' 0" (6.2m x 4.27m) (Max) Being L-shaped and partially used as a dining area with part-brick walls and uPVC sealed double glazed windows and double doors to the rear garden, window and ceiling blinds.

KITCHEN 10' 0" x 9' 9" (3.05m x 2.97m) Having stainless steel inset sink with mixer taps and separate cold drinking water tap, and range of base cupboards and drawers under worktops with wall

cupboards over with concealed lights together with display wall unit having interior lights and drawers under. Built-in electric fan assisted oven and grill with four ring induction ceramic hob with extractor fan and light over, integral dishwasher and fridge, part-tiled walls.

UTILITY ROOM 9' 0" x 5' 5" (2.74m x 1.65m) Having fully tiled walls with worktops with space and plumbing under for washing machine and space for tumble dryer, heater towel rail, rear entrance door and door to the garage.

BEDROOM ONE 12' 0" x 11' 6" (3.66m x 3.51m) Having radiator, and built-in double wardrobe.

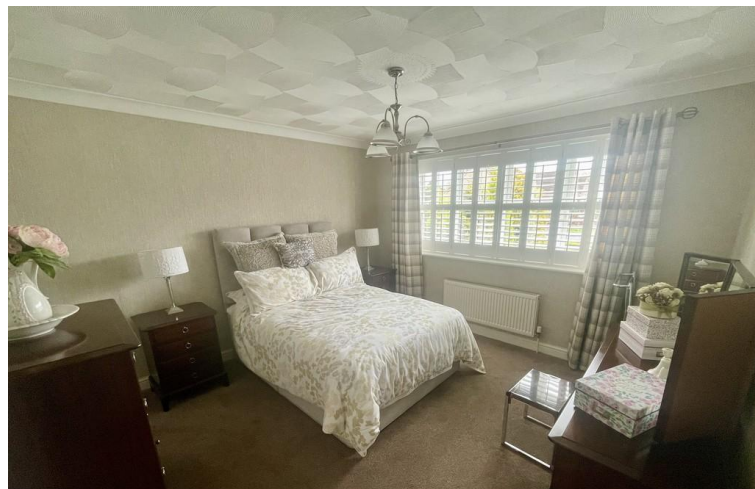
EN-SUITE SHOWER ROOM Having fully tiled walls with shower cubicle with folding doors, vanity hand basin with cupboards under and with mirror and light over with storage cupboard, further fitted cupboards and drawers, heated towel rail and extractor fan.

BEDROOM TWO 13' 0" x 9' 3" (3.96m x 2.82m) With radiator, door to:

JACK AND JILL SHOWER ROOM With tiled corner shower cubicle with electric shower unit, vanity hand basin with cupboards and drawers under and low level WC. Part-tiled walls, radiator, door to reception hall and also bedroom two and built-in airing cupboard.

OUTSIDE - GARAGE 17' 9" x 8' 6" (5.41m x 2.59m) Having electric roll-up door, tiled floor, water softener, gas fired wall mounted combination boiler, single base cupboards and three wall cupboards, also with power and light connected.

THE GARDENS The property is approached over a tarmac driveway leading to the garage providing ample parking space. There are lawn gardens with small conifer beds, patio area to the front together with slabbed footpaths which through a gated access leads to the fully enclosed and private south/south-west facing garden where there is a substantial slabbed patio area beyond which are well established gardens. The gardens are well stocked with a variety of ornamental trees and shrubs including an Antarctic Palm tree, Japanese Maple, Canadian Cedar tree, rose bushes together with well stocked flower and shrub beds. There is an aluminium framed GREENHOUSE and timber and felt garden STORE SHED also included in the sale. To the other side of the property is a storage area for the household bins etc.





FIXTURES AND FITTINGS - All those detailed are included in the sale as are fitted carpets and all the handmade bespoke window shutters which are fitted to the front rooms.

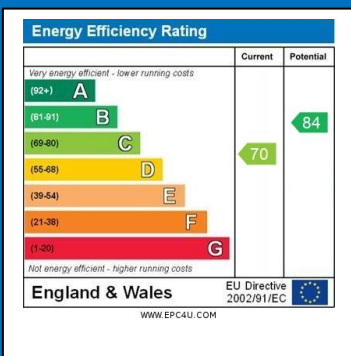
VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

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.