



***29 Grove Drive,  
Woodhall Spa, LN10 6RT  
Asking Price Of £620,000***



- Stunning Detached Family Home
- Quiet Cul-de-sac Location
- Beautifully Appointed Living/Dining Kitchen
- 3 Reception Rooms
- 5 Bedrooms, 2 En-suite
- Established, Colourful, Private Gardens

Walters are pleased to offer to the market, with NO FORWARD CHAIN, this well maintained and presented detached five bedroom family home with two en-suites, having a stunning L-shaped living/dining kitchen which overlooks the private rear gardens. The property is set within a quiet cul-de-sac location with double garage in this prime and much sought after area of the village and has uPVC sealed double glazed windows and doors throughout, together with gas fired central heating.



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**

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ENCLOSED ENTRANCE PORCH With radiator and glazed door to: RECEPTION HALL having return staircase to the first floor with under stairs storage cupboard, radiator, door chimes, telephone point and built-in storage cupboard. Glazed double doors open into the:

LOUNGE 20' 6" x 12' 6" (6.25m x 3.81m) Having feature brick fireplace and tiled hearth with oak mantle over, housing the cast-iron log burner, two radiators, wall lights, TV aerial point, uPVC sealed double glazed sliding patio doors to the rear garden and glazed double doors opening into:

DINING ROOM 12' 0" x 12' 0" (3.66m x 3.66m) With double radiator and sealed double glazed bi-folding doors opening into the living dining kitchen.

SITTING ROOM 11' 4" x 10' 7" (3.45m x 3.23m) Having fitted storage units to one wall, TV aerial point and radiator.

CLOAKROOM Having low level WC, hand basin with storage cupboard under, tiled floor, heated towel rail and part-tiled walls.

L-SHAPED LIVING/DINING KITCHEN 28' 0" x 23' 2" (8.53m x 7.06m) (Max) A delightful room overlooking the rear garden, having in-set twin bowl porcelain sink with mixer taps and cold water drinking tap with water softener, range of base cupboards and



drawers under worktops with wall cupboards over with concealed lights, display cupboards with interior lights. Electric Aga with three ovens and grill with six ring gas burner hob over with splashback, extractor fan and light above, integral fridge/freezer units, integral dishwasher. In-set combi microwave oven, central island with cupboard under, under floor heating with tiled floors, in-set ceiling lights, TV and telephone points and bi-folding doors to the rear garden.



**UTILITY ROOM** 7' 8" x 7' 0" (2.34m x 2.13m) Having stainless steel in-set sink with mixer taps, drainer and worktops with cupboard under together with space and plumbing under for washing machine and vent for tumble dryer, further storage and wall units, tiled floor, radiator, in-set ceiling lights and uPVC sealed double glazed side entrance door.

**FIRST FLOOR LANDING** With radiator, dado rail, built-in cupboard with shelving and also housing the gas fired wall mounted combination boiler. Access to the roof void via loft ladder.



**BEDROOM ONE** 13' 0" x 11' 8" (3.96m x 3.56m) With radiator, TV and telephone points.

**EN-SUITE SHOWER ROOM** 7' 8" x 6' 5" (2.34m x 1.96m) Having corner shower cubicle with waterfall shower head, hand basin and low level WC. Illuminated wall mirror with shaver point, fully tiled walls and floor, with under floor heating. Heated towel rail.



**BEDROOM TWO** 11' 3" x 11' 1" (3.43m x 3.38m) (Plus access) With radiator and TV point.

**EN-SUITE SHOWER ROOM** Having fully tiled walls and floor with under floor heating, corner shower cubicle, pedestal hand basin and low level WC. Extractor fan and in-set ceiling lights.

**BEDROOM THREE** 12' 4" x 10' 0" (3.76m x 3.05m) With radiator.



**BEDROOM FOUR** 10' 2" x 9' 7" (3.1m x 2.92m) With radiator.

**BEDROOM FIVE** 11' 10" x 10' 0" (3.61m x 3.05m) With radiator.

**FAMILY BATHROOM** 8' 6" x 6' 0" (2.59m x 1.83m) Having enclosed bath with shower over and side screen, hand basin and low level WC. In-set ceiling lights, extractor fan, heated towel rail, fully tiled walls and floor with electric under floor heating.

**OUTSIDE - DOUBLE GARAGE** 18' 8" x 16' 3" (5.69m x 4.95m) Having two electric remote control roll-up doors, side personal door and power and light connected.



**THE GARDENS** The property is approached over a tarmac driveway providing ample parking space, and is set within this quiet cul-de-sac location. Established front garden with lawn, flower and shrub beds and trees, slabbed footpaths and gated access leads to the rear garden where there are three patio areas, gravelled areas and good sized lawn gardens with established trees, flowers and shrubs. There is an established hedge along the rear boundary behind which is a small stream and woodland beyond. There are two timber and felt garden STORE SHEDS and small SUMMER HOUSE also included in the sale. There is an outside sink with hot and cold water taps and further outside power points and lights to the property. The timber framed GREENHOUSE is available by separate negotiation.

**OUTGOINGS** - The property is situated within the East Lindsey District Council and we are advised is in Property Band F.

**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.

