



***6 Moor Park Drive,  
Woodhall Spa, LN10 6GB  
Asking Price Of £348,350***



- Desirable Spacious Detached Bungalow
- Prime, Sought After Location
- 3 Bedrooms (1 en-suite)
- South-Facing Conservatory
- Established, Colourful Gardens
- NO UPWARD CHAIN

Situated within this much sought after area of the village, is this spacious and highly desirable detached bungalow, having gas fired central heating, uPVC units throughout and is set in established and colourful convenient sized gardens with single garage and off-road parking. The property has the benefit of NO UPWARD CHAIN.



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

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**RECEPTION HALL** Having covered radiator, door chimes, smoke detector, telephone point, access to the roof void, built-in shelved airing cupboard and built-in cupboard housing the gas fired wall mounted combination boiler.

**LOUNGE** 18' 4" x 12' 4" (5.59m x 3.76m) Having feature fire surround and hearth with fitted coal effect electric fire, radiator, wall lights, TV and telephone points.

**KITCHEN** 11' 7" x 8' 4" (3.53m x 2.54m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Zanussi free-standing electric double oven and grill with four ring ceramic hob with extractor fan and light over, radiator, laminate flooring, part-tiled walls and open archway to:



**UTILITY ROOM** 6' 2" x 5' 8" (1.88m x 1.73m) Having stainless steel single drainer sink unit with cupboards under, space and plumbing for washing machine and tumble dryer, two single wall cupboards, extractor fan, laminate flooring and side entrance door.



**BEDROOM ONE** 11' 8" x 11' 8" (3.56m x 3.56m)  
Overlooking the rear garden with radiator.

**EN-SUITE SHOWER ROOM** Having fully tiled shower cubicle with folding door, pedestal hand basin with double wall mirror cabinet over, low level WC. Part-tiled walls, extractor fan and heated towel rail.

**BEDROOM TWO** 10' 1" x 9' 3" (3.07m x 2.82m) With radiator. uPVC sealed double glazed doors to:

**CONSERVATORY** 10' 9" x 9' 2" (3.28m x 2.79m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear garden, tiled flooring, radiator.

**BEDROOM THREE** 11' 8" x 7' 4" (3.56m x 2.24m) (Max) With radiator and views over the front garden.

**SHOWER ROOM** 7' 7" x 5' 5" (2.31m x 1.65m) Having tiled walk-in double shower cubicle, pedestal hand basin and low level WC. Double base and wall cupboards, part-tiled walls, tiled flooring, wall mirror, extractor fan and heated towel rail.

**OUTSIDE - GARAGE** With up-and-over and side personal door and with power and light connected.

**THE GARDENS** The property is approached over a block paved driveway fronting the garage with slabbed footpaths and lawns and hedging to the front boundary. Gated access to both sides leading through to the fully enclosed south facing rear garden with slabbed patio area and raised lawn gardens flanked by well stocked and mature flower and shrub beds.

**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, curtains and window blinds where fitted.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			