

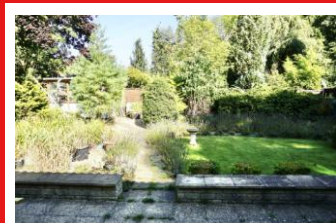
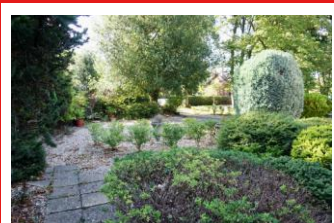


**'Ilex', Tattershall Road,
Woodhall Spa, LN10 6TL
Asking Price Of £425,000**



- Detached Bungalow in Prime Location
- Extended Lounge with Conservatory Off
- Modern Fitted Kitchen
- 3 Bedrooms (1 en-suite)
- Good Sized Private Gardens
- Gas Central Heating. uPVC Units

Situated in this prime village location in good sized, low maintenance gardens, is this recently refurbished bungalow offering delightful contemporary accommodation which fully warrants and internal inspection. The property is within easy walking distance of the village centre and all the excellent amenities and facilities available.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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RECEPTION HALL Having entrance door, radiator, wall thermostat, telephone point, door chimes, laminate flooring, built-in single cloaks cupboard, built-in shelved airing cupboard and further cupboard housing the gas fired wall mounted Worcester combination boiler. Access to the roof void via a loft ladder.

LOUNGE/DINER 24' 11" x 11' 9" (7.59m x 3.58m) Having feature bay window overlooking the front garden, feature fire surround with fitted coal effect electric fire, three radiators, TV aerial point, uPVC sealed double glazed sliding patio doors to:

CONSERVATORY 10' 0" x 7' 4" (3.05m x 2.24m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear garden, laminate flooring.



KITCHEN 13' 0" x 10' 0" (3.96m x 3.05m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under Corian worktops with wall cupboards over. Zanussi fan assisted electric oven and grill with four ring ceramic hob, with stainless steel splash back. Space and plumbing for washing machine, space for fridge and separate freezer. Radiator, breakfast bar, laminate flooring, double doors to the dining area and uPVC sealed double glazed door to the rear garden.

BEDROOM ONE 11' 9" x 10' 0" (3.58m x 3.05m) With radiator.

EN-SUITE SHOWER ROOM Having tiled shower cubicle, hand basin and low level WC. Storage cupboard, heated towel rail, medicine cabinet and in-set ceiling lights.

BEDROOM TWO 14' 0" x 10' 0" (4.27m x 3.05m) With views over the front garden, radiator.

BEDROOM THREE 9' 2" x 8' 2" (2.79m x 2.49m) With views over the front garden, radiator.

BATHROOM 7' 9" x 5' 6" (2.36m x 1.68m) Having a P-shaped panelled bath with digital controlled shower over with side folding screen, pedestal hand basin and low level WC. Part-tiled and part panelled walls, medicine cabinet, in-set ceiling lights and radiator.

OUTSIDE - WORKSHOP 18' 0" x 9' 0" (5.49m x 2.74m) Being the former garage and could easily be converted back if so required. Having front and rear personal doors and with power and light connected.

THE GARDENS The property is approached over a concrete driveway leading to the former garage (now workshop).

TIMBER & FELT CART SHED 11' 9" x 7' 9" (3.58m x 2.36m)

The front garden provides ample parking space together with paved turning area, giving additional parking with gravel garden having in-set shrubs and trees. To the rear are fully enclosed and private gardens with slabbed patio area, beyond which are small lawn gardens with slabbed footpaths and gravel areas with in-set shrubs. There is also a further timber and felt garden store shed set in the corner.

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.

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



Ground Floor



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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		