



***39 Turnberry Drive,
Woodhall Spa, LN10 6UE
Offers In Region Of £470,000***



- Spacious Detached Bungalow
- Immaculately Presented Throughout
- 2 Reception Rooms, Conservatory
- 3 Bedrooms (1 en-suite)
- Delightful Gardens with Garage
- Gas Central Heating, uPVC Units

Walters are delighted to offer to the market, this incredibly spacious, immaculately presented and maintained detached three bedroom bungalow with conservatory overlooking the fully enclosed south-facing colourful gardens. The property has a double garage and ample parking space available to the front with a lovely open view, set within this much sought after area of the village. The Agent has no hesitation in recommending an internal inspection.



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www.waltersstateagents.co.uk





ENCLOSED ENTRANCE PORCH 8' 8" x 7' 3" (2.64m x 2.21m) (Max) Being part-brick with uPVC sealed double glazed windows and door with window blinds opening into the:

RECEPTION HALL Having radiator, telephone point, built-in shelved airing cupboard housing the pre-lagged hot water tank with immersion heater fitted, access to the roof void over a loft ladder, loft being part boarded and with light.

LOUNGE 16' 2" x 13' 4" (4.93m x 4.06m) Having feature fire surround and hearth with fitted coal effect gas fire, two radiators, TV and telephone point, front bay window and glazed double doors opening into the:



DINING ROOM 10' 8" x 10' 8" (3.25m x 3.25m) With radiator, door to the kitchen and uPVC sealed double glazed sliding patio doors to:

CONSERVATORY 10' 8" x 10' 3" (3.25m x 3.12m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear south facing garden, ceiling fan light, TV and telephone points, window and door blinds and under floor heating.

BREAKFAST KITCHEN 11' 7" x 9' 8" (3.53m x 2.95m) 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. Built-in electric fan assisted oven and grill with four ring gas hob with extractor fan and light over, space and plumbing for dishwasher, space under worktops for a fridge. Part-tiled walls, radiator and in-set ceiling lights.

UTILITY ROOM 7' 4" x 5' 3" (2.24m x 1.6m) Having in-set stainless steel sink with mixer taps set into worktops with base cupboard under, space and plumbing for washing machine, space for fridge/freezer, double wall cupboard, tiled flooring, radiator and uPVC sealed double glazed side entrance door.

BEDROOM ONE 12' 2" x 10' 9" (3.71m x 3.28m) With entrance alcove, with built-in single wardrobe and access to the main **BEDROOM AREA** 12' 2" x 10' 9" (3.71m x 3.28m) with radiator, TV aerial point and door to:

EN-SUITE SHOWER ROOM 10' 9" x 3' 9" (3.28m x 1.14m) Having double shower cubicle with sliding doors, vanity hand basin with drawers under and low level WC. Part-tiled walls, heated towel rail, extractor fan and in-set ceiling lights.

BEDROOM TWO 11' 8" x 10' 8" (3.56m x 3.25m) With radiator.

BEDROOM THREE 11' 8" x 8' 9" (3.56m x 2.67m) With radiator and TV point.

BATHROOM Having panelled bath, tiled shower cubicle, pedestal hand basin and low level WC. Part-tiled walls, heated towel rail, extractor fan, in-set ceiling lights and shaver point.

OUTSIDE - GARAGE 17' 6" x 16' 1" (5.33m x 4.9m) Having electric remote controlled up-and-over door and rear personal door, power and light, gas fired wall mounted boiler, access to further roof void over loft ladder.

THE GARDENS The property is situated in a peaceful location off Turnberry Drive with an open aspect and fronting the property is a large block paved parking area for several vehicles. Gated access to either side leads to the fully enclosed and private south-facing garden with slabbed footpaths and shaped patio areas, further gravelled areas for ease of maintenance flanked by well stocked and colourful flower and shrub beds to borders. There is also a timber and felt garden **STORE SHED**, further side garden laid to gravel. Set within the gardens are Crab Apple, Peach, Plum and other flowering trees.

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

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.

EPC GRAPH TO FOLLOW

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.