

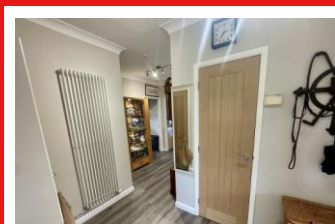


**'Endlich', Main Road,
Stixwold, LN10 5HP
Asking Price Of £410,000**



- Spacious & Versatile Detached Bungalow
- Immaculately Presented Throughout
- Large Garden Room to Rear
- 3 Bedrooms, 2 Shower Rooms
- Beautifully Maintained Gardens
- Garage, Summer House, 2 Store Sheds

An immaculately presented and maintained detached three bedroom bungalow having two shower rooms and benefits from versatile living accommodation to suit individual needs. Set within large and beautifully maintained colourful gardens, boasting a range of outbuildings including a Summer House, and enjoys a quiet and much sought after hamlet location within three miles of the popular in-land resort of Woodhall Spa with all its excellent amenities and facilities.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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The property has solar panels which are owned, and provides an income and economic electricity. Plantation shutters throughout. Gas fired central heating and uPVC sealed double glazed windows and doors. The accommodation briefly comprises:

SIDE ENTRANCE PORCH Tiled floor, door to the kitchen and door to: **CLOAKROOM** Low level WC, corner hand basin with tiled splashback, tiled floor, radiator. **INNER HALLWAY** Ladder radiator, access to roof void via a loft ladder, built-in storage cupboard and cloaks cupboard. Open access leads to the:

KITCHEN 11' 1" x 10' 8" (3.38m x 3.25m) Having a Wren kitchen with stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over, concealed lights. Built-in electric fan assisted oven and grill with microwave oven under and warming drawer below. Integral fridge, integral dishwasher, space and plumbing for washing machine. Four ring ceramic induction hob with extractor fan and light over, ceiling fan light.

LOUNGE 15' 8" x 12' 0" (4.78m x 3.66m) Having feature fire surround and hearth with fitted cast iron log burner, radiator, TV lead, ceiling fan light and uPVC sealed double glazed double doors to the side garden.



STUDY/BEDROOM THREE 8' 5" x 7' 10" (2.57m x 2.39m)
With radiator and telephone point.

BEDROOM TWO 10' 9" x 9' 9" (3.28m x 2.97m) With radiator.

SHOWER ROOM Having large walk-in shower cubicle with waterfall shower head, vanity hand basin with double cupboard under, low level WC with wall cupboards over. Radiator, fully tiled walls and floor, in-set ceiling lights, extractor fan and wall mirror with display light over and in-set shaver point.

BEDROOM ONE 12' 0" x 9' 9" (3.66m x 2.97m) With radiator, ceiling fan light, door to:

GARDEN ROOM/DINING ROOM 16' 4" x 11' 9" (4.98m x 3.58m) With in-set ceiling lights, tiled floor, radiator, range of fitted wardrobes, uPVC sealed double glazed double doors to the rear garden, under floor heating and door to:

WET ROOM Having fully tiled walls and floor with shower area, corner hand basin and low level WC. Heated towel rail, extractor fan and in-set ceiling lights. Under floor heating.

OUTSIDE - GARAGE 19' 9" x 15' 0" (6.02m x 4.57m) Being of sectional concrete with electric remote control up-and-over door and side personal door. Storage racking and power and light connected. **LEAN-TO TIMBER AND FELT GARDEN STORE SHED** 11' 8" x 6' 3" (3.56m x 1.91m) Located to the side of the garage and behind a gated access. On concrete slabbed base with power and light connected and double door for access.

THE GARDENS The property is approached through a five bar gate over a 'rubbermac' (using reconstituted tyres) driveway, and providing ample parking space. To the front are shaped lawn gardens with a wide variety of colourful flower and shrub beds, mature trees and footpaths and further lawn garden with five bar gate leading to the rear garden. The rear enjoying large shaped lawn gardens, rubbermac patio area and footpaths with further area where the **GREENHOUSE** is laid on a concrete base. Mature well maintained Conifer hedging with walkways behind to enable maintenance of the hedge.

Please note: There is a Klargester Sewage Treatment System.

SUMMER HOUSE 12' 3" x 12' 3" (3.73m x 3.73m) Having power and light connected and double doors opening onto a covered timber decking patio area.

TIMBER AND FELT GARDEN STORE SHED 9' 8" x 7' 9" (2.95m x 2.36m) Double doors and power and light connected. Covered open **LOG STORE** and gated access to a small wildlife garden behind.





OUTGOINGS - The property is located within the East Lindsey District Council and we are advised is in Property Band C.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale.

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

Floor plans are to show layout only and 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.

