

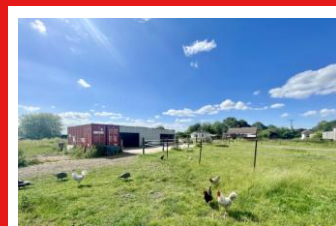


***17 Church Road,  
Martin Dales, LN10 6XZ  
Asking Price Of £315,000***



- Detached Bungalow of Non-Standard Construction
- Detached One Bedroom Chalet
- Stable Block with Outbuildings
- Grounds Extending to 4 Acres (STS)
- Oil Fired Central Heating. uPVC Units
- Delightful Semi-Rural Location

Set within a delightful semi-rural location, only two miles from the village of Woodhall Spa, is this detached two bedroom bungalow of non-standard construction having two reception rooms and set in grounds extending to approximately four acres (STS). The property has the benefit of a one bedroom detached chalet with its own central heating system and mains drainage, there is also a range of useful outbuildings including a small stable block and in all offers huge potential to any prospective purchasers.



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

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The bungalow which has uPVC sealed double glazed windows virtually throughout together with an oil fired central heating system briefly comprises:

**FRONT ENTRANCE PORCH** With uPVC sealed double glazed double doors with tiled floor and glazed door to:

**RECEPTION HALL** Having radiator, telephone point and built-in shelved storage cupboard.

**LOUNGE** 14' 6" x 9' 7" (4.42m x 2.92m) Having recessed fireplace and raised hearth housing the cast iron log burner, two radiators.

**DINING ROOM** 9' 0" x 8' 4" (2.74m x 2.54m) Having laminate flooring, radiator and built-in storage cupboard.

**KITCHEN** 11' 0" x 8' 3" (3.35m x 2.51m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in fan assisted electric oven and grill with four ring calor gas hob with extractor fan and light over, space and plumbing for washing machine, space for American style fridge/freezer. Laminate flooring and radiator.

**SIDE ENTRANCE PORCH** With tiled floor and two access doors, vent for tumble dryer.

BEDROOM ONE 11' 4" x 9' 8" (3.45m x 2.95m) With radiator.

BEDROOM TWO 11' 3" x 9' 8" (3.43m x 2.95m) With radiator and recess, ideal for wardrobes.

BATHROOM 8' 7" x 6' 9" (2.62m x 2.06m) Having a 'P' shaped bath with electric shower over and side screen, pedestal hand basin and low level WC. Radiator, extractor fan, part-tiled walls, built-in shelved airing cupboard, built-in shelved storage cupboard and access to the roof void.

### **THE CHALET**

Which has uPVC sealed double glazed windows and doors, LPG fired central heating and is on mains drainage and briefly comprises:

LIVING/DINING KITCHEN 15' 0" x 7' 5" (4.57m x 2.26m)

The kitchen area having single in-set sink with mixer taps and range of base cupboards under worktops with wall cupboard over. Built-in LPG oven and grill with four ring calor gas hob with extractor fan and light over, cupboard housing the LPG wall mounted combination boiler, two radiators, fitted electric wall log effect fire and uPVC sealed double glazed door to the garden.

FRONT ENTRANCE LOBBY

BEDROOM 9' 5" x 7' 3" (2.87m x 2.21m) Having two fitted single wardrobes with cupboards over bed head, free standing wardrobe and radiator.

BATHROOM 6' 7" x 4' 0" (2.01m x 1.22m) Having panelled bath with shower mixer taps, curtain and rail, vanity hand basin and low level WC. Radiator.

THE GROUNDS The property is approached over a concrete driveway with ample parking space. The grounds are mainly laid to lawn and extend in total to approximately 4 ACRES (STS) with a small single STABLE AND PADDOCK AREA. Beyond is a further:

THREE BAY STABLE BLOCK 39' 0" x 13' 0" (11.89m x 3.96m) Set on a concrete slabbed base with courtyard area with power and water connected. Within the grounds is also a timber and felt garden WORKSHOP together with a STORAGE CONTAINER (all included in the sale).



Ground Floor



OUTGOINGS - The property is situated within the North Kesteven District Council and we are advised is in Property Band B.

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 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.

