

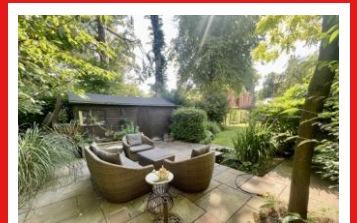
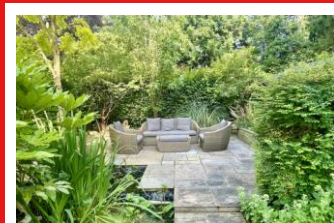
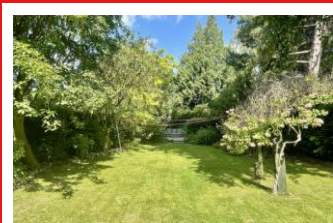
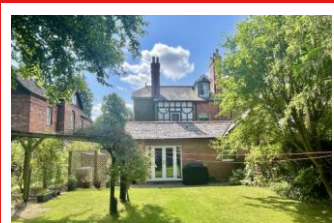


***Lindum House, Iddesleigh Road,
Woodhall Spa, LN10 6SR
Asking Price Of £595,000***



- Spacious 3 Storey Victorian Home
- Beautifully Presented Throughout
- Many Original Features Maintained
- Large Modern Living/Dining Kitchen
- 5 Bedrooms, 3 Bath/Shower Rooms
- Well Established Private Gardens

Walters offer to the market this beautifully presented, spacious semi-detached three storey Victorian family home, situated in a prime and central village location, having many original features whilst providing contemporary modern living accommodation, and having gas fired central heating and double glazing. The property is set within delightful, well established and private gardens with ample car-parking, and the Agent's have no hesitation in recommending a viewing of this beautiful home.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





ENCLOSED ENTRANCE PORCH - RECEPTION HALL Having return staircase to the first floor with under stairs storage area, radiator, telephone point, dado rail and timber flooring.

LIVING ROOM 13' 2" x 12' 3" (4.01m x 3.73m) Having feature inset brick fireplace and hearth housing the cast iron Clearview multi-fuel burner, radiator, picture rail and feature bay window to the front elevation with radiator.

SITING ROOM 13' 9" x 13' 0" (4.19m x 3.96m) Having feature inset fireplace and hearth housing the cast iron multi-fuel burner, picture rail, radiator.

SIDE ENTRANCE HALL With tiled floor and glazed doors to both sitting room and kitchen, door to:

UTILITY ROOM With worktops and space and plumbing for washing machine and space for tumble dryer. Wall cupboards over, tiled floor, radiator and door to:

SHOWER ROOM Having tiled shower cubicle with folding doors, hand basin with tiled splashback, low level WC, extractor fan and tiled floor.

LARGE L-SHAPED LIVING KITCHEN 25' 6" x 17' 0" (7.77m x 5.18m) (Average) Having porcelain Belfast sink with side drainer and range of base cupboards and drawers under solid wood

worktops with wall cupboards over with concealed lights. AGA electric aga, built-in double oven and grill, integral dishwasher, central island with in-set stainless steel sink with mixer taps and range of cupboards and drawers under, tiled floor, two radiators. Part-tiled walls, access to the roof space, in-set ceiling lights and uPVC sealed double glazed double doors to the rear garden. Open archway to:

DINING AREA 13' 2" x 11' 3" (4.01m x 3.43m) Having feature in-set fireplace and hearth housing the log effect gas burner, timber flooring, picture rail and built-in double storage cupboard.

FIRST FLOOR LANDING With return staircase to second floor. **BEDROOM ONE** 12' 9" x 11' 1" (3.89m x 3.38m) Having original cast iron feature fire surround, radiator and timber flooring.

BEDROOM TWO 13' 3" x 12' 4" (4.04m x 3.76m) Having original cast iron fire surround, radiator and timber flooring.

BEDROOM THREE 13' 2" x 8' 5" (4.01m x 2.57m) (Plus access) At present used as a sewing room, having laminate flooring, original cast iron fire surround, radiator and fitted cupboard housing the gas fired wall mounted combination boiler.

SHOWER ROOM Having walk-in double shower cubicle, vanity hand basin with double cupboard under with wall mirror and light over, low level WC, shaver point, laminate flooring, heated towel rail.

SECOND FLOOR LANDING With part sloping ceilings.

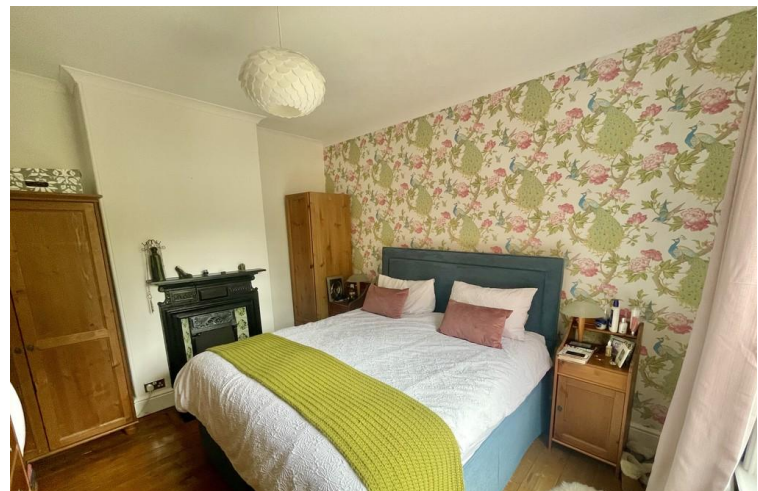
BEDROOM FOUR 11' 8" x 10' 4" (3.56m x 3.15m) Having original cast iron fire surround, timber flooring, part sloping ceilings and radiator.

BEDROOM FIVE 12' 8" x 12' 0" (3.86m x 3.66m) Having part sloping ceiling, timber flooring and radiator.

BATHROOM 10' 0" x 9' 5" (3.05m x 2.87m) Having part sloping ceiling, free standing roll-top bath on claw feet with central antique style mixer taps on a tiled floor, pedestal hand basin, low level WC, part vinyl flooring and heated towel rail.

THE GARDENS The property is approached over a gravel driveway providing ample parking space, and small lawn front garden. Gravel access to the side leading to the well established rear garden with lawns flanked by well stocked flower and shrub beds together with mature trees leading to a raised slabbed patio area with wildlife pond. Compost area.

TIMBER AND FELT WORKSHOP 16' 0" x 8' 0" (4.88m x 2.44m) On a concrete slabbed base.





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.

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.