

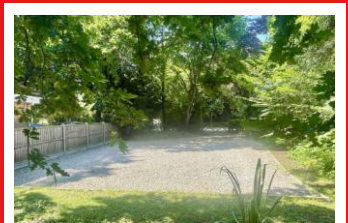
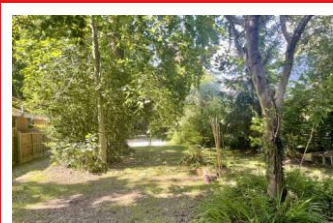
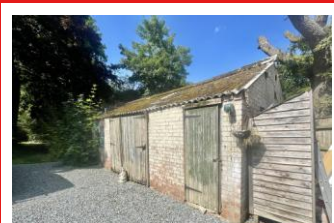


***15 Tor-O-Moor Road,
Woodhall Spa, LN10 6TF
Offers In Region Of £498,000***



- Elegant Late Victorian House
- Wide Range of Accommodation on 3 Floors
- Much Sought After Conservation Area
- 3 Reception Rooms, 4 Cellars
- 4/5 Bedrooms, 2 Bath/Shower Rooms
- Large Gardens, 42ft Workshop (With Planning)

Offered to the market is this elegant semi-detached three storey late Victorian family home, having a wide range of accommodation including four cellar rooms (ideal for conversion), and full planning to extend the kitchen. The property is set within large gardens with access to Alverston Avenue where there is a large gravelled parking area and a further large 42ft workshop, with Planning Permission granted to convert, also for a double garage.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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The property has gas fired central heating together with a mixture of uPVC and sealed double glazed units throughout and briefly comprises:

RECEPTION HALL With front entrance door, staircase to the first floor with doorway under to the cellar, radiator, telephone point and timber flooring.

L-SHAPED LOUNGE 20' 0" x 15' 0" (6.1m x 4.57m) (Overall) Having a cast iron multi-fuel stove on a hearth with an oak fire surround, two radiators, high ceiling and picture rail, TV and telephone points.

OFFICE 9' 3" x 9' 1" (2.82m x 2.77m) With radiator and timber flooring.

DINING ROOM 12' 9" x 9' 4" (3.89m x 2.84m) Having timber flooring, radiator, and steps down to the:

KITCHEN 17' 5" x 6' 0" (5.31m x 1.83m) Having stainless steel single drainer sink unit and range of base cupboards and drawers under worktops with wall cupboards over. Space for cooker, space and plumbing for washing machine, part-tiled walls and uPVC sealed double glazed side entrance door.

THE CELLARS A narrow stairway from the reception hall leads down to the cellars which are divided into four individual rooms

with concrete floors and plastered walls and would be ideal for conversion into further accommodation if required.

FIRST FLOOR LANDING With radiator and staircase to the second floor.

BEDROOM ONE 15' 0" x 9' 4" (4.57m x 2.84m) Having original cast iron fireplace, radiator, TV and telephone points.

BEDROOM TWO 14' 9" x 10' 0" (4.5m x 3.05m) Having original cast iron fireplace, radiator.

BEDROOM THREE 13' 0" x 9' 4" (3.96m x 2.84m) Having original cast iron fireplace and radiator.

BATHROOM 9' 0" x 9' 0" (2.74m x 2.74m) Having panelled bath with central shower taps, tiled corner show cubicle, vanity hand basin with two drawers under, radiator, wall medicine cabinet with mirror doors, shaver point, built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted.

SEPARATE WC With low level WC and hand basin.

SECOND FLOOR LANDING

BEDROOM FOUR 13' 7" x 9' 0" (4.14m x 2.74m) With radiator and part-sloping ceiling.

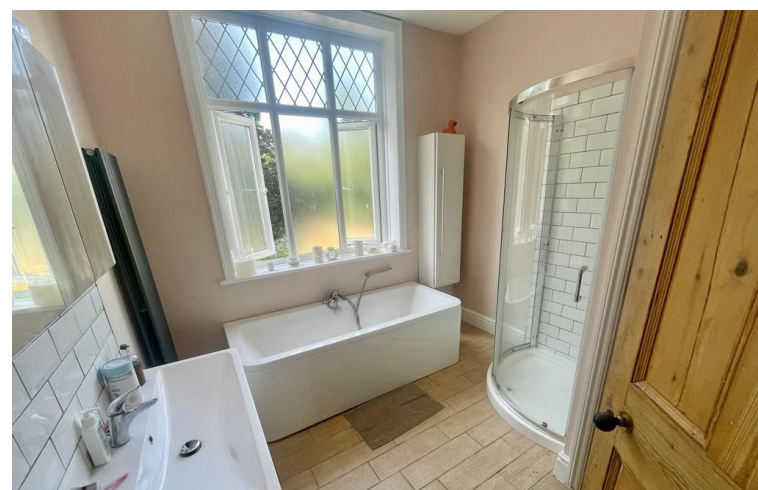
BEDROOM FIVE 11' 7" x 9' 2" (3.53m x 2.79m) At present used as a Dressing Room with original cast iron fire surround, part-sloping ceiling and radiator.

STORE ROOM 14' 9" x 7' 5" (4.5m x 2.26m) With sloping ceiling. **FURTHER STORE ROOM** With sloping ceiling.

SHOWER ROOM Having fully tiled walls and floor with shower cubicle with waterfall shower head, twin vanity hand basin and low level WC. Shaver point.

OUTSIDE - WC With low level WC cistern and hand basin. Cold water tap and also housing the gas fired wall mounted boiler.

WORKSHOP 42' 0" x 18' 0" (12.8m x 5.49m) With double wooden and side entrance doors, on a slabbed base with power and light connected. There is Planning Permission Ref No. S-215-01603-21, granted for the extension to the existing dwelling to provide additional living accommodation for the kitchen area, erection of an outbuilding to provide a **STUDIO/GYM/GARDEN ROOM**. Erection of a **GARAGE/STORE** and construction of vehicular access. Existing outbuilding on the site to be removed. Full details are available on the ELDC Planning Portal.





THE GARDENS

The property is approached over a brick paved driveway with front lawn and mature shrubs. Gated access to the side leads to a large gravelled parking area beyond which are lawn gardens with mature trees leading to the further gravel area providing ample parking which has the permission for a double garage and gives access onto Alverston Avenue.

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.

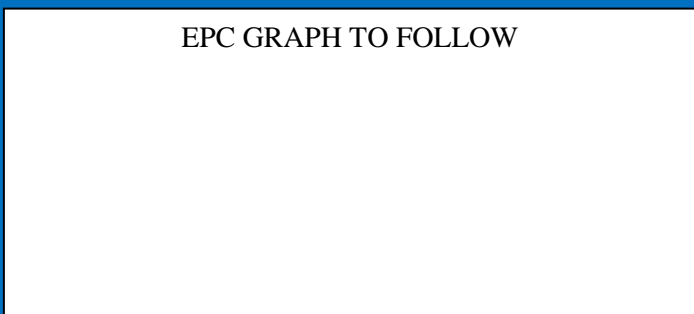
FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

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.