



***20 Abbey Drive,
Woodhall Spa, LN10 6QU
Asking Price Of £385,000***



- Delightful, Spacious Bungalow
- Lounge, Large Dining Kitchen
- 4 Bedrooms (1 en-suite)
- Good Sized Corner Plot Garden
- Gas CH. uPVC Units
- Quiet, Sought After Location

Set in good sized, private corner plot gardens within this quiet and sought after village location, is this delightful detached four bedroom bungalow having undergone a program of restoration, providing spacious living accommodation which fully deserves an internal inspection to appreciate all on offer. There is gas fired central heating (new boiler installed in 2022), and uPVC sealed double glazed units throughout.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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RECEPTION HALL Having radiator, wall thermostat, in-set ceiling lights, built-in storage cupboard and access to the roof void which is part boarded and also houses the gas fired boiler and hot water tank.

LOUNGE 17' 3" x 11' 8" (5.26m x 3.56m) Having in-set coal effect electric fire, in-set ceiling lights, TV aerial point and open archway to:

DINING KITCHEN 21' 8" x 10' 6" (6.6m x 3.2m) 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 electric fan assisted oven with four ring ceramic hob with extractor fan and light over, radiator, in-set ceiling lights, uPVC sealed double glazed sliding patio doors to:

CONSERVATORY 9' 8" x 7' 2" (2.95m x 2.18m) With uPVC sealed double glazed windows and double doors to the rear garden.

UTILITY ROOM 9' 0" x 6' 5" (2.74m x 1.96m) Having uPVC sealed double glazed door to the rear garden and also

having space and plumbing for washing machine.

BEDROOM ONE 16' 3" x 15' 4" (4.95m x 4.67m) (Max)
With double radiator and in-set ceiling lights.

EN-SUITE SHOWER ROOM 8' 9" x 5' 5" (2.67m x 1.65m) Having fully tiled walls and floor with corner shower cubicle, extractor fan and light over, vanity hand basin with drawers under, low level WC and radiator.

BEDROOM TWO 12' 7" x 10' 7" (3.84m x 3.23m) With radiator.

BEDROOM THREE 11' 7" x 11' 5" (3.53m x 3.48m)
With radiator.

BEDROOM FOUR 8' 8" x 8' 4" (2.64m x 2.54m) At present used as an OFFICE with radiator.

BATHROOM Having corner panelled bath with shower over, vanity hand basin, part-tiled walls and extractor fan. SEPARATE WC with low level WC.

OUTSIDE - GARAGE 18' 9" x 7' 8" (5.72m x 2.34m) Having electric remote control roll-up door and rear personal door and with power and light connected.

THE GARDENS The property is situated on a good sized corner plot with open plan front lawn garden with gravel driveway. Fully enclosed side and rear gardens, mainly laid to lawn with slabbed patio areas and gravelled areas for ease of maintenance.

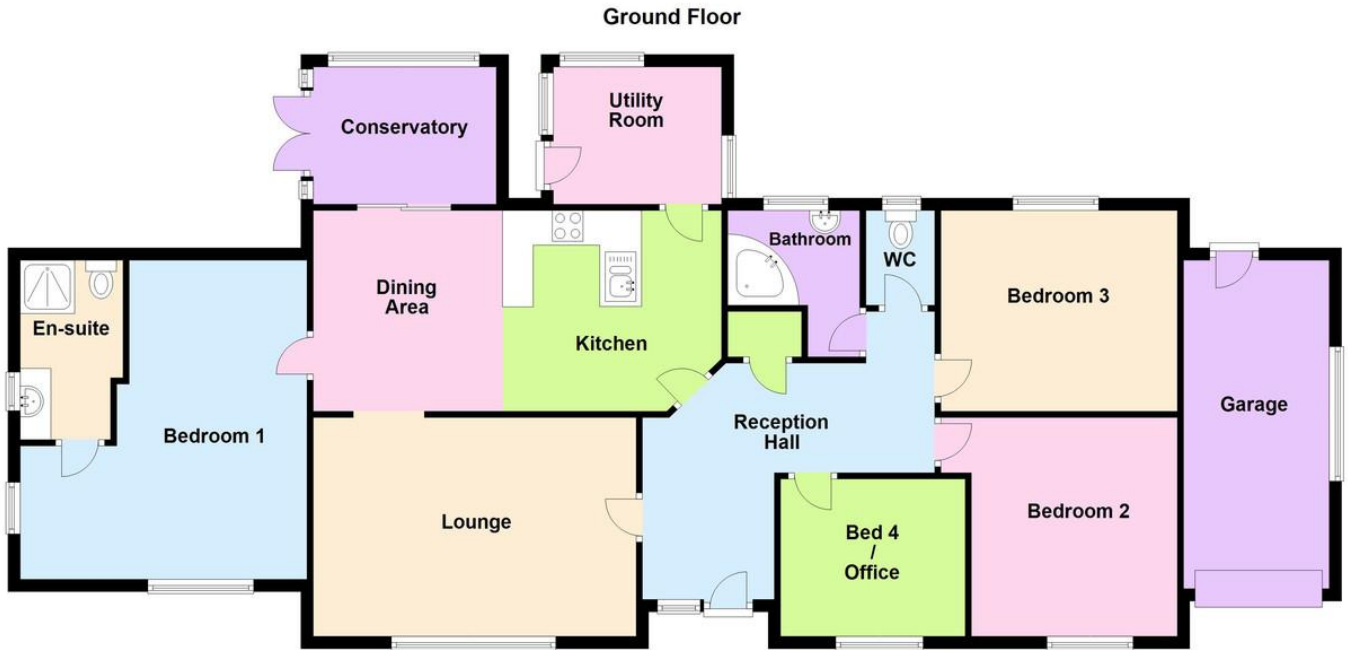
OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band C.

POSSESSION - Vacant possession will be given on completion.

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

