



***1 St. Leonards Close,  
Woodhall Spa, LN10 6SX  
Offers In Region Of £195,000***



- Surprisingly Spacious Semi-Detached Bungalow
- Lounge, 2 Garden Rooms
- Well Appointed Kitchen
- 2 Double Bedrooms, Shower Room
- Garden, 2 Single Garages
- Sought After Location

Walters offer to the market, this surprisingly spacious semi-detached bungalow having two double bedrooms, two garden rooms, well appointed kitchen, set within low maintenance gardens with the benefit of two single garages, ample parking and set in a sought after residential location. The property is close to the village centre and all of its excellent amenities and facilities and is brought to the market with NO UPWARD CHAIN.



**Woodhall Spa - 01526 353185**  
**[www.waltersestateagents.co.uk](http://www.waltersestateagents.co.uk)**







**FRONT GARDEN ROOM 13' 5" x 9' 7" (4.09m x 2.92m)** (Plus access). Being part-brick with uPVC sealed double glazed windows and double doors to the front garden, tiled flooring, telephone point, window and door blinds, glazed door to:

**LOUNGE 17' 9" x 12' 4" (5.41m x 3.76m)** Having feature fire surround and hearth with fitted coal effect electric fire, radiator, TV point, sliding doors to the kitchen and glazed doors to inner hall.



**KITCHEN 15' 9" x 8' 7" (4.8m x 2.62m)** Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with built-in shelved pantry cupboard. Four ring gas hob, tiled flooring, part-tiled walls, radiator and gas fired wall mounted combination boiler.

**SIDE GARDEN ROOM 14' 4" x 10' 0" (4.37m x 3.05m)** Being part-brick with uPVC sealed double glazed windows and double doors to the rear garden. Window and door blinds, tiled flooring and also having space and plumbing for



washing machine.

**INNER HALL** With built-in cloaks cupboard and access to the roof void.

**BEDROOM ONE** 12' 7" x 9' 5" (3.84m x 2.87m) Having fitted triple wardrobe, two fitted single wardrobes and radiator.

**BEDROOM TWO** 11' 7" x 9' 5" (3.53m x 2.87m) (Max) with radiator.

**SHOWER ROOM** 6' 3" x 5' 8" (1.91m x 1.73m) Having fully tiled walls and floor with corner shower cubicle, electric shower unit, pedestal hand basin and low level WC. Wall cabinet, radiator, towel rail.

**OUTSIDE - GARAGE ONE** 18' 0" x 8' 5" (5.49m x 2.57m) Being of sectional concrete with up-and-over door, power and light connected.

**GARAGE TWO** 14' 9" x 7' 6" (4.5m x 2.29m) Being sectional concrete and double wooden doors.

**THE GARDENS** Of a convenient size and are approached over a block paved driveway with gravel front garden allowing ease of maintenance. Ample parking space, leading to a slabbed patio area and the two garages. Slabbed footpaths and gravel rear garden with timber and felt garden SUMMER HOUSE.

**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.

