



***'Romany Lodge', 4 Leagate Road,
Tumby, PE22 7SY
Asking Price Of £144,950***



- Spacious Semi-Detached House
- In Need of Refurbishment
- 2 Reception Rooms
- 3 Bedrooms, Bathroom
- Large Garden with Garage & Workshop
- Oil CH. NO UPWARD CHAIN

Situated in a delightful location, just some 400 yards from a local convenience store, and in the other direction a well known public house and restaurant, is this three bedroom semi-detached house which requires refurbishment being part uPVC sealed double glazed together with oil fired central heating and has the benefit of NO UPWARD CHAIN.



Woodhall Spa - 01526 353185
www.waltersstateagents.co.uk





RECEPTION HALL Having staircase to the first floor, radiator, telephone point.

LOUNGE 13' 0" x 12' 6" (3.96m x 3.81m) Having feature tiled fire surround and hearth, double radiator, picture rail.

LIVING ROOM 12' 4" x 11' 4" (3.76m x 3.45m) Having feature stone fireplace and hearth with matching side plinth, double radiator, sealed double glazed sliding patio doors to the rear garden, picture rail, ceiling fan-light. Small **LOBBY** off with door to walk-in shelved **PANTRY CUPBOARD** and glazed door giving access to:

KITCHEN 7' 7" x 6' 0" (2.31m x 1.83m) Having 1½ bowl single drainer sink unit with mixer taps with double cupboard and drawer under, worktops with plumbing under for washing machine, part-tiled walls, part glazed door giving access to the:

SIDE ENTRANCE HALL With **CLOAKROOM** off with low level WC and pedestal hand basin.

STORE ROOM

FIRST FLOOR LANDING With access to the roof void.

BEDROOM ONE 12' 0" x 12' 0" (3.66m x 3.66m) With radiator, views over the farmland to the rear and two fitted wardrobes.

BEDROOM TWO 11' 4" x 9' 0" (3.45m x 2.74m) (Plus access) Having views over the rear garden and farmland beyond. Built-in cupboard housing the pre-lagged hot water tank with immersion heater fitted.

BEDROOM THREE 9' 6" x 9' 4" (2.9m x 2.84m) With radiator and built-in storage cupboard.

BATHROOM 6' 8" x 6' 4" (2.03m x 1.93m) Having panelled bath, pedestal hand basin and low level WC. Part-tiled walls and radiator.

OUTSIDE - GARAGE 21' 0" x 14' 0" (6.4m x 4.27m)

ATTACHED WORKSHOP 18' 0" x 9' 4" (5.49m x 2.84m) Both garage and workshop have power and light connected.

INTEGRAL BOILER HOUSE 9' 0" x 6' 0" (2.74m x 1.83m) Housing the oil-fired boiler.

TIMBER AND FELT POTTING SHED set within the garden.

THE GARDENS The property is approached over a tarmac driveway with turning area and leads to the garage and to a large garden area to the side. To the rear of the property is a concrete garden area with raised beds and oil storage tank.

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

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

POSSESSION - Vacant possession will be given on completion.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters



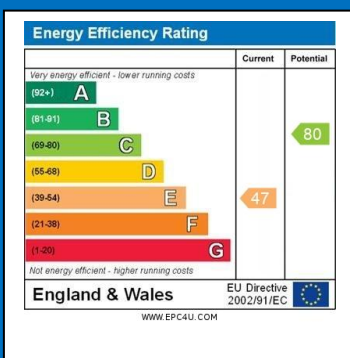


Floor plans are to show layout only and not drawn to scale.

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.



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