

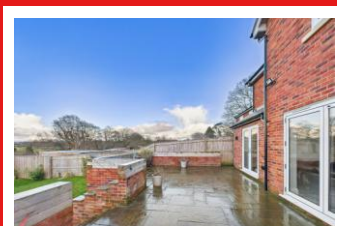
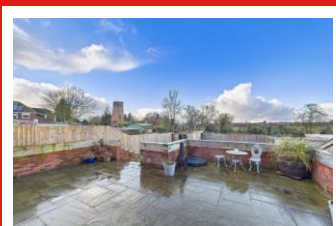


***'Walnut Lodge', 47a Spilsby Road,
Horncastle, LN9 6AW
Asking Price Of £435,000***



- Immaculately Maintained Family Home
- 2 Reception Rooms
- Beautifully Appointed Dining Kitchen
- 4 Double Bedrooms - All En-suite
- Convenient Sized Gardens with Parking
- Air Source Heating. uPVC Units Throughout

Walters are delighted to offer to the market, this exceptionally well maintained and beautifully presented detached modern four bedroom family home, sat behind mature Pine trees with ample off road parking. The property is set within convenient sized gardens and benefits from air source heating together with uPVC sealed double glazed windows, superb fitted luxury kitchen with dining area off. The Agent's strongly recommend an internal inspection to fully appreciate the accommodation on offer.



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





This stunning, modern, detached family home has air source central heating with under floor heating to the ground floor, having radiators to both the first and second floors. The accommodation briefly comprises the following:

RECEPTION HALL Having tiled floor, Oak and Pine staircase to the first floor with glass side panels and wine storage under, together with storage cupboards and drawers under. Under stairs storage cupboard with light, in-set ceiling lights to the hallway.

LOUNGE 17' 0" x 10' 4" (5.18m x 3.15m) Having cast iron log burner on tiled hearth, Oak effect tiled flooring, feature bay window to the front elevation, TV and telephone points, sliding doors to kitchen/diner.

STUDY 10' 7" x 8' 9" (3.23m x 2.67m) With TV aerial point and Oak effect tiled flooring.

OPEN PLAN LIVING DINING KITCHEN 25' 11" x 18' 9" (7.9m x 5.72m) The **KITCHEN AREA** having 1½ bowl in-set sink unit with mixer taps and full range of base cupboards and drawers under worktops with wall cupboards over. Two Neff electric fan assisted ovens and grill, five ring induction hob with extractor fan and light over, integral dishwasher, central island and breakfast bar with storage cupboards under. In-set ceiling lights, TV aerial point, bi-

folding doors to the sun terrace, Oak effect tiled flooring which leads into the:

DINING AREA with in-set ceiling lights and double patio doors to the rear sun terrace.

UTILITY ROOM 8' 9" x 5' 4" (2.67m x 1.63m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps with space and plumbing under worktops for washing machine and tumble dryer, wall cupboards over, side entrance door and cupboards housing the hot water tank and airing cupboard with shelving.

SHOWER ROOM 8' 8" x 5' 9" (2.64m x 1.75m) Having walk-in shower cubicle, corner hand basin with vanity cupboard under and tiled splashbacks, low level WC and extractor fan.

FIRST FLOOR LANDING With telephone point and staircase to the second floor with under stairs storage cupboard.

BEDROOM ONE 12' 5" x 10' 5" (3.78m x 3.18m) With radiator, TV aerial point and large walk-in wardrobe 8' 1" x 6' 6" (2.46m x 1.98m) **EN-SUITE BATHROOM** 9' 8" x 8' 4" (2.95m x 2.54m) Having a roll-top bath on claw feet with central mixer taps, large walk-in shower cubicle, vanity hand basin and low level WC. In-set ceiling lights, heated towel rail and extractor fan.

BEDROOM TWO 13' 7" x 10' 10" (4.14m x 3.3m) With radiator, TV aerial point, built-in double wardrobe and folding doors to: **EN-SUITE SHOWER ROOM** Having large walk-in shower cubicle, vanity hand basin and low level WC. Heated towel rail, extractor fan and in-set ceiling lights.

BEDROOM THREE 12' 1" x 10' 11" (3.68m x 3.33m) With radiator. **EN-SUITE SHOWER ROOM** Having corner shower cubicle, vanity hand basin and low level WC. In-set ceiling lights, extractor fan and heated towel rail.

SECOND FLOOR - SMALL LANDING With large walk-in storage cupboard off.

BEDROOM FOUR 16' 6" x 13' 7" (5.03m x 4.14m) With radiator, TV aerial point, two large walk-in storage cupboards and **EN-SUITE SHOWER ROOM** having large walk-in shower cubicle, vanity hand basin and low level WC. Heated towel rail, extractor fan and in-set ceiling lights.

OUTSIDE The property is approached over a block paved driveway with parking for several vehicles fronting the property. Footpaths to both side lead to the fully enclosed and private garden which has a raised slabbed **SUN TERRACE** with steps down to a lawn garden with a timber and felt **GARDEN STORE SHED** with power and light connected. There is outside lighting to the property together with an outside cold water tap and power point.





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

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed were 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.

