



**7 Petwood Oaks,
Woodhall Spa, LN10 6AH
Asking Price Of £995,000**



- Impressive Detached Family Home
- Bespoke Gated Small Community
- Fabulous Living/Dining Kitchen
- 4 Double Bedrooms (2 En-suite)
- Double Garage, Private South Facing Gardens
- Gas Fired Under Floor Heating

Walters offer to the market this extremely impressive and desirable detached family home, finished to a high specification being beautifully presented and maintained throughout. The property boasts a fabulous living dining kitchen, three further reception rooms, four double bedrooms, two en-suites, double garage with store room off, ample car parking, and all set within delightful south facing private gardens.



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





Petwood Oaks is a small bespoke gated community of eight properties set within walled and gated gardens. The property has gas fired under floor heating throughout with all rooms having individual thermostats fitted, tiled wood effect flooring to the ground floor together with sealed double glazed windows throughout. The accommodation briefly comprises:

OPEN ENTRANCE PORCH

RECEPTION HALL Having return staircase to the first floor with under stairs storage cupboard, in-set ceiling lights, part-glazed sliding doors to:

LIVING ROOM 15' 10" x 14' 3" (4.83m x 4.34m) Having feature fire surround and hearth with fitted Clearview cast iron log burner, feature bay window to the side.

STUDY 13' 11" x 7' 8" (4.24m x 2.34m) Having a discreet built-in storage cupboard also housing the gas fired combination boiler, in-set ceiling lights.

LIVING DINING KITCHEN 24' 8" x 22' 4" (7.52m x 6.81m) A fabulous room, the kitchen having in-set 1½ bowl sink unit with mixer taps, one being instant hot water, and range of base cupboards under worktops with integral fridge and separate freezer. Shelved storage cupboard, Neff microwave oven and Neff fan

assisted oven and grill, central island with cupboards and pan drawers under worktops, together with further fridge, five ring ceramic induction hob with extractor fan and light over. Attached breakfast bar, in-set ceiling lights, open access to LIVING DINING AREA with two sets of bi-folding doors to the rear patio area and garden beyond and central lantern window feature. Part-glazed sliding doors lead to the:

FAMILY ROOM 18' 0" x 18' 0" (5.49m x 5.49m) Having a Clearview cast iron log burner set in recess with mantle over, side bay window, in-set ceiling lights.

UTILITY ROOM 5' 11" x 12' 1" (1.8m x 3.68m) Having stainless steel single drainer sink unit with cupboard under with space and plumbing for washing machine and tumble dryer, wall cupboards over, extractor fan, in-set ceiling lights, side entrance door and door to: **CLOAKROOM** with low level WC, hand basin, wall mirror, extractor fan and in-set ceiling lights.

FIRST FLOOR LANDING 12' 1" x 5' 11" (3.68m x 1.8m) With range of storage cupboards and book shelving, off which are:

BEDROOM ONE 15' 0" x 11' 9" (4.57m x 3.58m) Having full range of fitted wardrobes with interior shelving, hanging rails and lighting, in-set ceiling lights. **EN-SUITE SHOWER ROOM** Having double shower cubicle, vanity hand basin with illuminated wall mirror over, low level WC. Heated towel rail, extractor fan and in-set ceiling lights.

BEDROOM TWO 13' 10" x 13' 6" (4.22m x 4.11m) Having full range of wardrobes with interior shelving, hanging rail and lighting. Matching dressing table with three drawers under, in-set ceiling lights. **EN-SUITE SHOWER ROOM** Having double shower cubicle with sliding door, vanity hand basin with illuminated wall cabinet over, low level WC. Heated towel rail, extractor fan and in-set ceiling lights.

BEDROOM THREE 13' 11" x 12' 3" (4.24m x 3.73m) Having fitted range of wardrobes and central seating area with storage under, in-set ceiling lights.

BEDROOM FOUR 13' 11" x 12' 3" (4.24m x 3.73m) Having fitted range of wardrobes and central seating area with storage under, in-set ceiling lights.

FAMILY BATHROOM 8' 5" x 7' 10" (2.57m x 2.39m) Having enclosed bath with shower mixer taps, separate shower cubicle, vanity hand basin with illuminated wall cabinet over, low level WC. Heated towel rail, in-set ceiling lights and extractor fan.

OUTSIDE - GARAGE 18' 7" x 18' 2" (5.66m x 5.54m) Having electric remote control up-and-over door and side personal door with power and light connected, together with a lean-to **GARDEN STORE** 12' 7" x 5' 7" (3.84m x 1.7m)





THE GARDENS The property is approached over a gravel driveway with ample parking space, slabbed footpaths lead to the side door and to the rear where there is a good sized slabbed patio area. The gardens are mainly laid to lawn, the main garden to the rear, south facing and private.

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

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

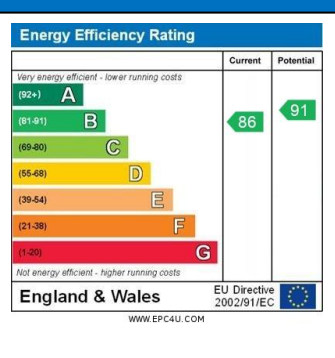
POSSESSION - Vacant possession will be given on completion.

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

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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