



***1 Grove Drive,  
Woodhall Spa, LN10 6RT  
Asking Price Of £695,000***



- Attractive Dormer Style Property
- Immaculately Maintained & Presented
- Impressive Kitchen/Diner/Living Room
- 4 Bedrooms (1 En-suite)
- Prime Residential Location
- Double Garage, Gardens

Offering to the market this impressive, beautifully maintained and presented dormer style family home with three bath/shower rooms, having spacious and versatile accommodation fully warranting an internal inspection. Set within delightful and colourful well established gardens with double garage and ample parking space, the property is located in this much sought after and highly desirable area of the village, close to all amenities and facilities.



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**

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**RECEPTION HALL** 14' 9" x 12' 4" (4.5m x 3.76m) Having staircase to the first floor with under stairs storage cupboards, Amtico flooring, radiator.

**LOUNGE** 21' 5" x 12' 3" (6.53m x 3.73m) Having a feature polar white limestone fire surround and hearth with fitted log effect remote control gas fire, two double radiators, wall lights, two feature bow windows, TV and telephone points.

**SHOWER ROOM** 6' 4" x 5' 9" (1.93m x 1.75m) Having corner shower cubicle with waterfall shower head, vanity unit incorporating hand basin and low level WC with storage cupboards, wall mirror over, heated towel rail and extractor fan.



**LIVING/DINING/KITCHEN - LIVING AREA** 12' 2" x 10' 5" (3.71m x 3.18m) Having radiator, electric under floor heating, tiled floor, TV point, uPVC sealed double glazed double doors to the south facing garden. Open access to the:

**DINING AREA** 12' 2" x 10' 3" (3.71m x 3.12m) With radiator, under floor electric heating, tiled floor, air conditioning wall unit, open access to:

**KITCHEN AREA** 16' 2" x 12' 2" (4.93m x 3.71m) Having an impressive bespoke kitchen comprising stainless steel 1½ bowl

Franke sink unit with Franke mixer taps and side drainer, range of base cupboards and drawers under granite worktops with matching wall cupboards over and concealed lights. Two built-in Neff fan assisted electric ovens and grill with storage cupboards above and below, five ring gas hob with extractor fan and light over, Bosch integral dishwasher, integral fridge and separate freezer, breakfast bar, tiled floor, uPVC sealed double glazed side entrance door and in-set ceiling lights.

**UTILITY ROOM** 15' 3" x 7' 1" (4.65m x 2.16m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Space and plumbing for washing machine, space and vent for tumble dryer, radiator, Amtico flooring and door to garage. **GAMES ROOM/OFFICE** 20' 9" x 18' 6" (6.32m x 5.64m) (Max) This room could be used as a separate bedroom or annexe, having its own side entrance door to covered entrance area, together with access from the garage, double radiator, TV and telephone points.

**FIRST FLOOR LANDING AREA** 12' 6" x 12' 4" (3.81m x 3.76m) (Plus passageway off). Having radiator, TV point, access to the roof void, two doors leading to a large shelved airing cupboard, also housing the pre-lagged hot water tank with immersion heater fitted.

**BEDROOM ONE** 17' 0" x 12' 3" (5.18m x 3.73m) Having double radiator, TV and telephone points, wall mounted air conditioning unit, fitted double wardrobe with sliding mirror doors. **EN-SUITE SHOWER ROOM** having Villeroy Bosch part-tiled walls with fully tiled shower cubicle with waterfall shower head, vanity hand basin with double cupboard under and low level WC. Amtico flooring, shaver point, radiator and extractor fan.

**BEDROOM TWO** 13' 6" x 11' 6" (4.11m x 3.51m) Having double radiator and built-in double wardrobe with sliding doors.

**BEDROOM THREE** 12' 3" x 8' 1" (3.73m x 2.46m) With double radiator and fitted double wardrobe.

**BEDROOM FOUR** 12' 3" x 8' 1" (3.73m x 2.46m) With double radiator and fitted double wardrobe.

**FAMILY BATHROOM** Having enclosed bath, tiled shower cubicle with waterfall shower head, extractor fan and light over, vanity unit incorporating hand basin and low level WC. Part-tiled Villeroy Bosch tiled walls, Amtico flooring, radiator and in-set ceiling lights.

**THE GARDENS** - The property is set on a good sized corner plot approached through a five bar wooden gate on brick pillars and fully enclosed by Leylandii hedging. The sweeping tarmac driveway leads to the garage and round to the front of the property and with lawn gardens to all sides, being well stocked and colourful, ornamental trees and raised vegetable bed.



**OUTSIDE - GARAGE** 21' 9" x 16' 9" (6.63m x 5.11m) (Max) Having electric up-and-over door, cold water tap, power and light, door to utility room and games room/office and also housing the gas fired wall mounted boiler. Set within the gardens to one corner and overlooking the whole of the property and garden is the south-facing raised part covered and tiled **SEATING AREA/SUMMERHOUSE/BBQ AREA** with door to a garden store room.

There is an aluminium framed **GREENHOUSE** on a slabbed base and a private area to the rear behind the kitchen and games room where there is a **HOT TUB** (also included in the sale).



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

**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 Agents - 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.

**EPC GRAPH TO FOLLOW**

**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.