

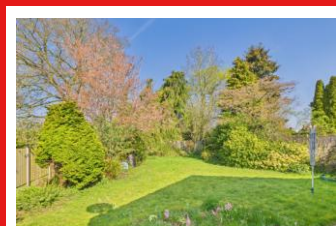
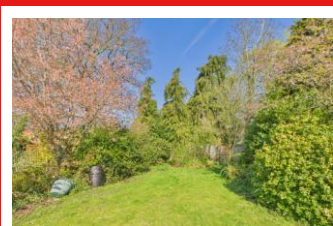


***1 Gorse Close,  
Woodhall Spa, LN10 6YA  
Asking Price of £315,000***



- Attractive Detached Bungalow
- Much Sought After Location
- New Fitted Kitchen
- 3 Bedrooms, Bathroom
- Generous Sized Colourful Gardens
- uPVC Units. New Gas Fired Boiler

Situated within this highly regarded residential area of the village, stands this detached three bedroom bungalow set within mature and generous sized private gardens with off-road parking and a garage. The property has recently been updated with a new gas fired boiler, new kitchen, new carpets throughout and has the benefit of NO UPWARD CHAIN.



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





**ENTRANCE LOBBY** Access gained through a uPVC sealed double glazed door and side panel, with tiled floor, radiator, glazed door to lounge/diner and folding door to:

**CLOAKROOM** With low level WC, corner hand basin, radiator, wall and floor tiles.

**L-SHAPED LOUNGE/DINER** 23' 0" x 18' 0" (7.01m x 5.49m) (overall)

**LOUNGE AREA** 24' 3" x 12' 0" (7.39m x 3.66m) With side aspect, double radiator, TV point and door to the inner hall.

**DINING AREA** 12' 2" x 9' 10" (3.71m x 3m) With bow window to the front aspect, double radiator, telephone point.

**KITCHEN** 11' 9" x 9' 11" (3.58m x 3.02m) Recently re-fitted and comprising stainless single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in Beko new fan assisted electric oven and grill with four ring ceramic hob with extractor fan and light over. Space and plumbing for washing machine, extractor fan and uPVC sealed double



glazed side entrance door.

**INNER HALL** Having radiator, access to the roof void, built-in cloaks cupboard and built-in airing cupboard.

**BEDROOM ONE** 12' 0" x 11' 10" (3.66m x 3.61m) Having two fitted double wardrobes, radiator and views over the rear garden.

**BEDROOM TWO** 12' 0" x 12' 0" (3.66m x 3.66m) Having two fitted double wardrobes, radiator and views over the rear garden.

**BEDROOM THREE** 10' 1" x 8' 4" (3.07m x 2.54m) With side aspect, radiator and telephone point.

**BATHROOM** 8' 5" x 8' 0" (2.57m x 2.44m) Having fully tiled walls and flooring, P-shaped panelled bath with shower over, waterfall shower head and side modesty screen, storage cupboard, pedestal hand basin and low level WC. Fitted wall shelving with storage cupboard under, heated towel rail, extractor fan and wall mirror.

**OUTSIDE - GARAGE** Having electric up-and-over door, power and light connected and also housing the newly fitted gas fired wall mounted combination boiler.

**THE GARDENS** The property is approached over a driveway providing off-road parking and to the side is a gravel garden with a variety of decorative shrubs to borders. Access to either side leads to the enclosed and private rear garden, mainly laid to lawn with mature shrubs to borders.

**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 are included in the sale as are the newly 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.

