

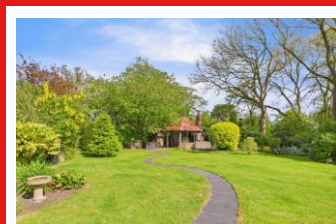


***Bridge House, West Road,
Tetford, LN9 6QP
Asking Price Of £595,000***



- Attractive Period Family Home
- Well Maintained and Full of Character
- Large Farmhouse Style Dining Kitchen
- 5 Bedrooms, 2 Bath/Shower Rooms
- Range of Useful Outbuildings
- Delightful Gardens, Stunning Rural Views

Walters offer to the market this beautifully appointed and well maintained period detached family residence, having been fully modernised and extended throughout, having gas fired central heating, sealed double glazed units, and solar panels providing an income. The property is set within delightful large gardens with a range of useful outbuildings and commands some stunning views over the adjoining farmland and woodland beyond.



Woodhall Spa - 01526 353185
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RECEPTION HALL Having large fitted double cupboard housing the gas fired boiler, large hot water tank and airing cupboard. Staircase to the first floor with storage cupboard under, two radiators, timber flooring, access to the INNER HALLWAY with timber flooring, radiator and built-in storage cupboard.

LOUNGE 23' 0" x 11' 0" (7.01m x 3.35m) Having a feature fire surround and tiled hearth housing the cast iron log burner, two radiators, timber flooring, built-in recessed storage cupboard, TV and telephone points and wall lights.

DINING KITCHEN 17' 5" x 15' 3" (5.31m x 4.65m) Having farmhouse style kitchen units incorporating a Belfast sink with base cupboards and drawers under timber worktops with double wall cupboards and shelving over. Recess with dual range gas/electric Aga for cooking purposes only with extractor fan and light over. Two radiators, timber flooring, vaulted ceiling, plumbing for an American fridge/freezer, walk-in shelved pantry cupboard.

STUDY 11' 9" x 11' 0" (3.58m x 3.35m) At present used as a fifth bedroom, having timber flooring, radiator and cast iron log burner on a raised hearth.

UTILITY ROOM 9' 6" x 5' 3" (2.9m x 1.6m) Having stainless steel 1½ bowl single drainer sink unit with cupboard under worktops and with space and plumbing for washing machine and tumble dryer.

Rear stable door, tiled flooring and built-in cupboard housing the solar panel battery units.

WET ROOM 10' 7" x 5' 9" (3.23m x 1.75m) Having fully tiled walls and floor, vanity unit and hand basin, wet area with splash screen, low level WC. Under floor heating, extractor fan and in-set ceiling lights.

FIRST FLOOR LANDING On two levels with access to the roof void.

BEDROOM ONE 11' 0" x 8' 7" (3.35m x 2.62m) Having range of built-in wardrobes with space for TV, radiator, wall lights.

BEDROOM TWO 11' 8" x 11' 0" (3.56m x 3.35m) With built-in double wardrobe.

BEDROOM THREE 11' 9" x 11' 1" (3.58m x 3.38m) With radiator and wall lights.

BEDROOM FOUR 8' 7" x 8' 6" (2.62m x 2.59m) At present used as an office, with radiator and views over the rear garden.

BATHROOM 10' 8" x 6' 0" (3.25m x 1.83m) Having a roll-top bath on claw feet with antique style shower mixer taps, pedestal hand basin and high level WC. Part-panelled walls and part-sloping ceilings, radiator, timber flooring and heated towel rail.

OUTSIDE - RANGE OF USEFUL OUTBUILDINGS

GARAGE 14' 2" x 9' 2" (4.32m x 2.79m) With up-and-over door and with power and light connected. **BRICK AND PAN TILE STUDIO** 11' 6" x 7' 3" (3.51m x 2.21m) With power and light connected, laminate flooring and store room off. **TIMBER AND FELT WORKSHOP** 17' 0" x 12' 0" (5.18m x 3.66m) (Overall) Divided into three compartments with double entrance doors and power and light connected. **ATTACHED TIMBER AND FELT GARDEN STORE SHED** 12' 6" x 8' 6" (3.81m x 2.59m) With double entrance doors and power and light connected. **BRICK & TILED COVER PATIO & BBQ AREA** With log burner and pizza oven, power and light connected, side **LOG STORE**.

THE GARDENS The property is approached over a large gravel driveway with ample parking space, gated access leads to the front door and large slabbed patio area. To the front are lawned gardens with established flower and shrub beds and to the rear are steps to a raised lawn garden with timber decking area and some stunning views over the adjoining farmland and woodland beyond.





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

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 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.

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.