

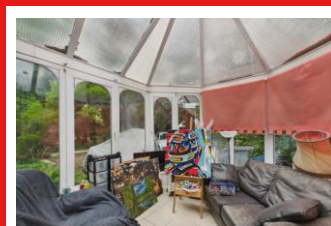
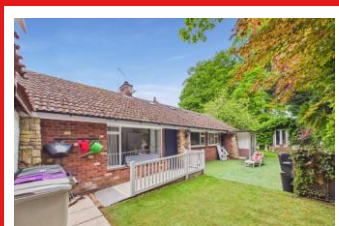


***'Midtrees', Tattershall Road,  
Woodhall Spa, LN10 6TN  
Asking Price Of £438,000***



- Discreetly Located Detached Bungalow
- Sought After Location
- Set in Good Sized Grounds
- Versatile Accommodation
- In Need of Updating
- Great Potential for any Purchaser

Set within good sized and private gardens in this much sought after location of the village, is this detached three bedroom bungalow having versatile accommodation which would benefit from updating, but offers great potential to any prospective purchaser to create their own individual home. Within easy walking distance of the village centre and on the local bus route, this property offers much scope.



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







**SIDE ENTRANCE RECEPTION HALL** Having tiled flooring, covered radiator, wall thermostat, telephone point and cupboard housing the gas fired wall mounted combination boiler.

**SITTING AREA** 10' 0" x 6' 4" (3.05m x 1.93m) Having tiled floor, door to storage room and double doors opening into:

**LOUNGE** 15' 4" x 12' 3" (4.67m x 3.73m) Having feature fire surround and hearth with fitted coal effect gas fire, two covered radiators and double doors to:

**CONSERVATORY** 10' 2" x 9' 6" (3.1m x 2.9m) Being part-brick with uPVC sealed double glazed windows and tiled flooring.

**KITCHEN** 12' 9" x 12' 3" (3.89m x 3.73m) Having stainless steel 1½ bowl single drainer sink unit with range of base cupboards and drawers under worktops with wall cupboards over. Built-in shelved **PANTRY CUPBOARD**, built-in double oven and grill, integral fridge/freezer, radiator, tiled flooring, cupboard having plumbing for washing machine and door to side entrance lobby with door to the garden.



**BEDROOM** 14' 5" x 8' 6" (4.39m x 2.59m) Having built-in storage cupboard.

**BATHROOM** 6' 5" x 6' 1" (1.96m x 1.85m) Having enclosed bath with shower mixer taps, vanity hand basin, low level WC. Covered radiator, tiled walls.

**BEDROOM** 11' 1" x 9' 2" (3.38m x 2.79m) With radiator and door to: **EN-SUITE WET ROOM** 7' 2" x 6' 4" (2.18m x 1.93m) Having electric shower unit with wet area, vanity hand basin and low level WC. Radiator, extractor fan.

**SMALL LOBBY** off the inner hallway leading to the staircase to the first floor and door to:

**BEDROOM** 15' 7" x 7' 8" (4.75m x 2.34m) With radiator and uPVC sealed double glazed double doors to the side garden.

**FIRST FLOOR - ATTIC ROOM** 17' 4" x 9' 9" (5.28m x 2.97m) With sloping ceiling, radiator, Velux window and door to:

**BATHROOM** 7' 0" x 5' 6" (2.13m x 1.68m) Having enclosed bath, pedestal hand basin and low level WC. Velux window and door to loft storage space.

**OUTSIDE - DOUBLE GARAGE** With up-and-over door.

**FURTHER LARGE OUTBUILDING** 30' 0" x 15' 0" (9.14m x 4.57m) (Approx) Which is housing an in-set swimming pool (not used).

**THE GARDENS** The property is approached over a gravel driveway with ample parking fronting the garage and access to the bungalow is through an arch and gated access area to the side garden and leading to the rear garden.

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

**POSSESSION** - Vacant possession will be given on completion.

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







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.