



***179 Witham Road,
Woodhall Spa, LN10 6QX
Offers in the Region of £549,950***



- Incredibly Spacious Dormer Bungalow
- Impressive Living Dining Kitchen
- 5 Bedrooms, 2 En-suites
- Large Triple Garage
- Attractive Good Sized Gardens
- uPVC Units. VIEWING RECOMMENDED

An incredibly spacious detached five bedroom dormer bungalow with two en-suites, family bathroom and also boasts an impressive open plan living dining kitchen, with further living room. The property is set within delightful south-facing gardens of a good size with large triple garage, ideal for conversion into a separate self contained annex (subject to planning), if required.



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





Situated towards the outskirts of the village, an internal inspection is strongly recommended to fully appreciate the size of accommodation on offer.

RECEPTION HALL With hallway off, radiator, part-timber flooring and built-in storage cupboard.

OPEN PLAN LIVING, DINING AREA & KITCHEN

LOUNGE AREA 28' 9" x 14' 0" (8.76m x 4.27m) Having an impressive log burner on raised hearth, feature fireplace and hearth, radiator, timber flooring, glazed double doors to the living room, and open access to: **DINING AREA** 11' 10" x 10' 4" (3.61m x 3.15m) With timber flooring, radiator and further covered radiator and open access to:

KITCHEN 19' 7" x 14' 1" (5.97m x 4.29m) Having a full range of base cupboards and drawers under sleek black quartz worktops with wall cupboards over. Free-standing gas cooker with five ring gas hob with extractor fan and light over, built-in microwave oven, central island with sleek black quartz worktops and storage cupboards under.

UTILITY ROOM 10' 10" x 7' 0" (3.3m x 2.13m) Having base cupboards and sleek black quartz worktops with wall cupboards and in-set sink with mixer taps, space and plumbing for washing



machine, space for an American style fridge/freezer, rear entrance door and door to: CLOAKROOM With low level WC, and corner hand basin.

LIVING ROOM 19' 7" x 11' 6" (5.97m x 3.51m) Having timber flooring, glazed double doors to the lounge, uPVC sealed double glazed door to the rear garden and patio, air conditioning wall unit and staircase to the first floor bedroom with its en-suite.

BEDROOM TWO 12' 11" x 9' 28" (3.94m x 3.45m) With radiator, wall mounted air conditioning unit and door to: **DRESSING ROOM/ACCESS** 7' 2" x 5' 1" (2.18m x 1.55m) Having access door to en-suite bathroom and access to the **PLANT ROOM**. **EN-SUITE BATHROOM** 10' 3" x 8' 3" (3.12m x 2.51m) Having enclosed bath, vanity hand basin and low level WC. Timber flooring, tiled walls.

BEDROOM THREE 12' 2" x 11' 10" (3.71m x 3.61m) With radiator, wall lights.

BEDROOM FOUR 9' 8" x 8' 11" (2.95m x 2.72m) With radiator and built-in double storage cupboard.

BEDROOM FIVE 10' 2" x 9' 1" (3.1m x 2.77m) Currently used as an **OFFICE** with radiator.

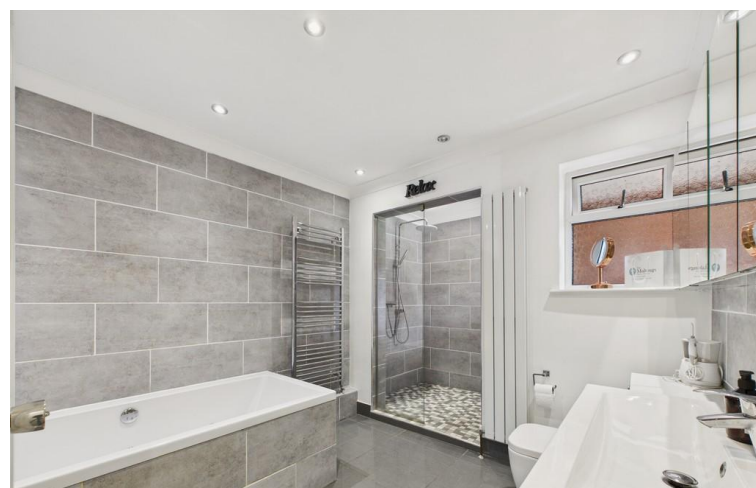
FAMILY BATHROOM 14' 0" x 8' 11" (4.27m x 2.72m) A luxurious and well appointed room, having Jacuzzi bath, large walk-in shower area, vanity hand basin and low level WC. Built-in airing cupboard, built-in storage cupboard, tiled walls and floor, heated towel rail.

ON THE FIRST FLOOR - SMALL LANDING With door to:

BEDROOM ONE 19' 7" x 16' 3" (5.97m x 4.95m) Having built-in storage cupboard, part-sloping ceiling, radiator and wall mounted air conditioning unit. **EN-SUITE SHOWER ROOM** 6' 4" x 5' 8" (1.93m x 1.73m) Having shower cubicle, hand basin and low level WC.

OUTSIDE - TRIPLE GARAGE 21' 0" x 21' 0" (6.4m x 6.4m) Having electric door and with power and light connected.

THE GARDENS The property is approached over a large gravel driveway providing ample parking and small lawn garden fronting the garage. Access to either side leads to the large rear garden with patio area, beyond which are large lawn gardens with various shrub 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 fitted carpets.

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.

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.

