



**1 Forest Pines Lane,
Woodhall Spa, LN10 6PJ
Asking Price Of £567,000**



- Impressive, Spacious Family Home
- Well Presented & Maintained
- 4 Reception Rooms
- 4 Bedrooms (1 En-suite)
- Double Garage & Store Above
- Delightful, Private Rear Gardens

Walters are pleased to present to the market this impressive and highly desirable four-bedroom detached family home, set on a private and spacious corner plot with a secluded south-facing garden. The property offers well-appointed and beautifully maintained accommodation throughout, along with a large double garage and ample parking to the front. An internal inspection is strongly recommended to fully appreciate the quality and space this home has to offer.



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





The property has a burglar alarm system installed, Oak internal doors and briefly comprises the following:

RECEPTION HALL Having return staircase to the first floor with under stairs storage cupboard, solid Oak flooring, radiator, door chimes, telephone point and built-in cloaks cupboard.

LOUNGE 19' 3" x 13' 0" (5.87m x 3.96m) Having feature fire surround and hearth with fitted coal effect gas fire, solid Oak flooring, two radiators, wall lights.

L-SHAPED KITCHEN 15' 0" x 14' 6" (4.57m x 4.42m) (Max) Having single drainer macerator sink unit with instant hot water mixer taps and cold water filter tap, range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Fitted dual range cooker with five ring gas hob with extractor fan and light over, integral fridge and separate freezer, cupboard housing the integral washing machine, integral dishwasher, built-in microwave oven. and built-in coffee maker. Tiled flooring, part-tiled walls, in-set ceiling lights, radiator and bi-folding doors to the rear patio and garden.

DINING ROOM 11' 5" x 10' 0" (3.48m x 3.05m) Having solid Oak flooring, double radiator.

OFFICE 17' 7" x 8' 5" (5.36m x 2.57m) Having solid Oak flooring,

radiator, in-set ceiling lights, access to the roof void and fitted double storage cupboard also housing the gas fired wall mounted combination boiler and water softener.

MEDIA ROOM 17' 7" x 8' 5" (5.36m x 2.57m) Having solid Oak flooring, radiator, recessed wall shelving, in-set ceiling lights, uPVC sealed double glazed double doors to the front garden.

CLOAKROOM Having low level WC, hand basin, part-tiled walls, solid Oak flooring and heated towel rail.

FIRST FLOOR LANDING With radiator and built-in airing cupboard.

BEDROOM ONE 11' 8" x 10' 7" (3.56m x 3.23m) Having timber flooring, radiator, wall lights and range of fitted wardrobes with internal lighting. **EN-SUITE SHOWER ROOM** Having large walk-in shower cubicle with waterfall shower head, hand basin and a 'Smart' low level WC. Mermaid boarded walls, extractor fan and in-set ceiling lights.

BEDROOM TWO 10' 8" x 9' 7" (3.25m x 2.92m) Having timber flooring, radiator, access to the roof void and range of built-in wardrobes.

BEDROOM THREE 11' 5" x 10' 2" (3.48m x 3.1m) Having timber flooring, radiator.

BEDROOM FOUR 8' 3" x 7' 5" (2.51m x 2.26m) Having timber flooring and radiator.

FAMILY BATHROOM Having panelled Jacuzzi bath with shower over and side folding screen, pedestal hand basin and low level WC. Fully tiled walls, heated towel rail, extractor fan and in-set ceiling lights.

OUTSIDE - DOUBLE GARAGE 17' 7" x 16' 4" (5.36m x 4.98m) Having electric roll-up door and rear personal door, stainless steel single drainer sink unit and range of base cupboards and drawers under worktops with wall cupboards over, power and light connected. Stairs to the **FIRST FLOOR STORAGE AREA**.

THE GARDENS The property is set on a corner plot, by the Viking Way, ideal for dog walkers, and is approached over a tarmac driveway with ample parking space, together with an electric vehicle charging point. To the rear are fully enclosed and private south-facing garden, with slabbed patio and footpaths, lawns flanked by flower and shrub beds.

'GIN PALACE' 10' 8" x 10' 8" (3.25m x 3.25m) Of timber and felt construction, housing a cast iron log burner on hearth and with power and light connected.





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.

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.

