



**4 Oak Close,  
Woodhall Spa, LN10 6YE  
Asking Price Of £595,000**



- Stunning Detached Family Home
- Quiet Cul-de-sac Location
- Fully Renovated Throughout
- 3 Reception Rooms
- 4 Bedrooms (1 En-suite WC)
- Full Solar & Battery Pack

Walters are delighted to offer to the market this exceptionally stunning four-bedroom detached family home, fully renovated throughout to provide luxurious living accommodation. The property features a beautifully bespoke, fully fitted dining kitchen, three reception rooms, and two bath/shower rooms. Set within delightful private gardens, it also benefits from a double garage and ample vehicular parking. Offered with NO FORWARD CHAIN, this outstanding home is ready for immediate occupation.



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







The property has the benefit of a 9kw - 14 panels solar pack, 10 kilowatt storage and hot water Eddi system and car charging point all connected into Octopus Energy cheap rate (7p per kilowatt charge) 11.30pm - 5.30am also a 14.5 kilowatt pence payback.

The accommodation which has herringbone flooring to the ground floor comprises the following:

**ENCLOSED ENTRANCE LOBBY** With glazed door to: **RECEPTION HALL** 15' 9" x 7' 6" (4.8m x 2.29m) having staircase to the first floor with storage area under, two radiators.

**LOUNGE** 24' 0" x 11' 5" (7.32m x 3.48m) Having fireplace with in-set cast iron log burner, radiator, uPVC sealed double glazed doors to the rear and side gardens. Door to:

**SITTING ROOM** 19' 1" x 10' 3" (5.82m x 3.12m) With radiator and views over the side and rear gardens.

**CINEMA ROOM** 14' 6" x 8' 8" (4.42m x 2.64m) With radiator and recessed area to one wall for a wall mounted TV.

**L-SHAPED DINING KITCHEN** 24' 0" x 16' 2" (7.32m x 4.93m) (Max) Having 1½ bowl in-set sink unit with Quooker instant hot water tap, full range of base cupboards and drawers under worktops with wall cupboards over. Range of built-in Neff appliances

including fan assisted electric oven and grill, microwave oven, coffee maker, integral fridge and separate freezer, integral dishwasher and integral washing machine. Four ring ceramic induction hob with extractor fan and pan drawer under, breakfast bar, radiator, full range of fitted storage cupboards and display cupboards with lighting and uPVC sealed double glazed rear entrance door.

**SHOWER ROOM** Having fully tiled shower cubicle with waterfall shower head, vanity hand basin and low level WC. Heated towel rail and extractor fan.

**FIRST FLOOR LANDING** With access to the roof void, which houses the gas fired combination boiler.

**BEDROOM ONE** 11' 4" x 10' 4" (3.45m x 3.15m) With radiator and TV point.

**EN-SUITE WC** With low level cistern, vanity hand basin and part-tiled walls, extractor fan and heated towel rail.

**BEDROOM TWO** 15' 0" x 8' 10" (4.57m x 2.69m) Having radiator and TV point.

**BEDROOM THREE** 15' 0" x 8' 10" (4.57m x 2.69m) Having radiator and TV point.

**BEDROOM FOUR** 8' 11" x 8' 8" (2.72m x 2.64m) At present used as a DRESSING ROOM with radiator.

**FAMILY BATHROOM** 7' 3" x 5' 10" (2.21m x 1.78m) Having free-standing bath with antique style mixer taps, vanity hand basin and low level WC. Corner shower cubicle with waterfall shower head, storage cupboard, extractor fan and heated towel rail.

**OUTSIDE - DOUBLE GARAGE** 18' 4" x 16' 5" (5.59m x 5m) Having electric remote control up-and-over door and with power and light connected.

**THE GARDENS** The property is approached over a block paved driveway with ample parking space. Gated access leads to the fully enclosed and private rear gardens, mainly laid to lawn with slabbed patio areas and footpaths.

**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. The solar panels are owned and provide and income for the residents of the property.







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.

