

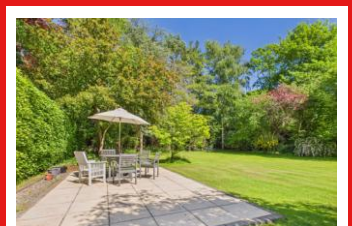
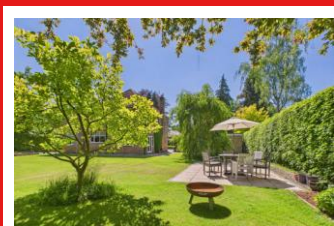


***Birch House, 11 Sylvan Avenue,
Woodhall Spa, LN10 6SL
Asking Price Of £875,000***



- Beautifully Appointed Family Home
- Prime, Central Village Location
- 3 Reception Rooms
- 4 Double Bedrooms, Bathroom
- Double Garage, Stunning Gardens
- Ample Room to Extend (If required)

Situated on arguably one of the most sought-after avenues in the village, this is a rare opportunity to purchase a stunning and beautifully maintained four-bedroom detached family residence. The property is set within large, meticulously kept private gardens and benefits from a double garage and extensive parking for several vehicles. There is also ample space to extend, subject to the necessary planning permissions. An internal inspection is highly recommended to fully appreciate everything this exceptional home has to offer.



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





ENTRANCE PORCH With access to: RECEPTION HALL having return staircase to the first floor with under stairs storage cupboard, radiator, built-in double cloaks cupboard with double cupboard over, telephone point.

CLOAKROOM With low level WC, hand basin and radiator.

LOUNGE 16' 4" x 11' 9" (4.98m x 3.58m) Having feature stone open fireplace and hearth, radiator, and sliding doors to:

DINING ROOM 13' 6" x 10' 4" (4.11m x 3.15m) With radiator, uPVC sealed double glazed patio doors to the side patio and garden.



BREAKFAST KITCHEN 18' 6" x 10' 4" (5.64m x 3.15m) (Average measurements) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops. Smeg dual range cooker with two ovens and grill, six burner gas hob with extractor fan and light over, integral fridge and separate freezer, integral dishwasher, in-set ceiling lights, breakfast area with radiator. Side entrance LOBBY with radiator and cupboard housing

plumbing for washing machine and space for tumbler dryer.

SITTING ROOM 16' 6" x 14' 0" (5.03m x 4.27m) Having two radiators, storage cupboard and uPVC sealed double glazed double doors to the rear patio and garden.

FIRST FLOOR LANDING With radiator and access to the roof void.

BEDROOM ONE 14' 2" x 11' 9" (4.32m x 3.58m) With radiator and range of built-in wardrobes.

BEDROOM TWO 11' 1" x 10' 5" (3.38m x 3.18m) With radiator and fitted double wardrobe.

BEDROOM THREE 12' 11" x 10' 4" (3.94m x 3.15m) With radiator and built-in double wardrobe.

BEDROOM FOUR 13' 0" x 8' 0" (3.96m x 2.44m) Having radiator, range of built-in wardrobes and uPVC sealed double glazed door to **SUN TERRACE BALCONY** with railings.

BATHROOM 11' 0" x 7' 0" (3.35m x 2.13m) Having panelled bath, vanity hand basin with double cupboard under and low level WC. Corner shower cubicle, fully tiled walls, wall mirror, shaver point, heated towel rail, ceiling lights and fitted double cupboard also housing the gas fired wall mounted combination boiler.

OUTSIDE - DOUBLE GARAGE 19' 8" x 19' 4" (5.99m x 5.89m) Having two up-and-over doors and side personal door, power and light connected.

THE GARDENS The property is approached over a long tarmac driveway and provides ample parking space with front lawn garden flanked by mature flower and shrub beds and is well screened to add privacy from the avenue. To the side is a lawn garden with slabbed patio area off the dining room and leading to the delightful, large rear garden, having slabbed patio area and several mature trees. There is a raised vegetable garden and further slabbed patio area off the kitchen.

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

POSSESSION - Vacant possession will be given on completion.





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

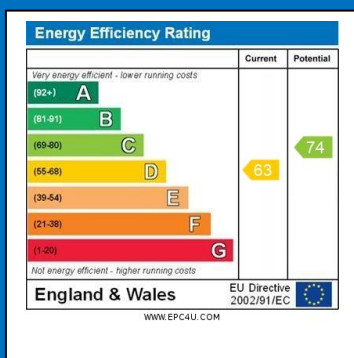
VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

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.



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.