

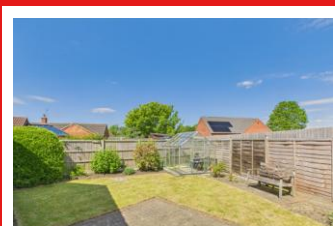


**'Kenton', West Lane,
Haltham, LN9 6JG**
Offers in Excess of £239,950



- Well Presented Bungalow
- Quiet Rural Village Location
- 3 Bedrooms, Bathroom
- Well Maintained Gardens, Garage
- Oil Central Heating, uPVC Windows
- NO UPWARD CHAIN

Located in the tranquil rural village of Haltham, this beautifully maintained three-bedroom detached bungalow is just 4 miles from the popular village of Woodhall Spa and 6 miles from the historic market town of Horncastle. The property offers well-proportioned, easy-to-maintain gardens, along with a garage and off-road parking. Features include uPVC windows and doors, oil-fired central heating, and the added benefit of being offered to the market with NO UPWARD CHAIN. An ideal opportunity for those seeking a peaceful village lifestyle within easy reach of local amenities.



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





RECEPTION HALL Having radiator, access to the roof void, built-in cloaks cupboard and built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted.

LOUNGE/DINER 21' 4" x 11' 9" (6.5m x 3.58m) Having feature brick fireplace and hearth, two radiators, TV and telephone points.

KITCHEN 11' 2" x 10' 4" (3.4m x 3.15m) Having single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Belling free-standing electric oven and grill with ceramic hob and extractor fan and light over, space and plumbing for washing machine. Part-tiled walls, double radiator.

BEDROOM ONE 12' 4" x 9' 9" (3.76m x 2.97m) With radiator and built-in double wardrobe.

BEDROOM TWO 11' 9" x 9' 9" (3.58m x 2.97m) With radiator.

BEDROOM THREE 10' 5" x 8' 3" (3.18m x 2.51m) With radiator.



BATHROOM 11' 9" (including access) x 6' 5" (3.58m x 1.96m) Having panelled bath with mixer taps, pedestal hand basin and low level WC. Part-tiled walls, radiator and extractor fan.

OUTSIDE - GARAGE 17' 5" x 9' 3" (5.31m x 2.82m) Having up-and-over door, power and light connected and also housing the oil-fired wall mounted boiler.

THE GARDENS The property is approached over a concrete driveway with parking fronting the garage and to the front are lawn gardens with well stocked and colourful flower and shrubs to borders. Fully enclosed rear garden with slabbed footpaths and patio area, timber and felt garden STORE SHED, lawn, oil storage tank and also having an aluminum framed GREENHOUSE.

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

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.

