



**82 Horncastle Road,
Woodhall Spa, LN10 6UX
Asking Price Of £499,995**



- Fully Modernised & Extended Single Storey Home
- Spacious Accommodation
- 3/4 Double Bedrooms (1 En-suite)
- Open Plan Living Dining with Bespoke Kitchen
- Planning Permission to Extend Further
- NO UPWARD CHAIN

Proudly offered to the market is this highly impressive, fully modernised and extended detached single storey home, situated in a private setting within 15 minutes walk of the Golf Course and access to the village along a flat footpath. Enjoying secluded gardens, this property is perfect for those seeking space, privacy, flexibility and benefits from parking space for at least six vehicles. Offered with NO UPWARD CHAIN, early viewing is highly recommended.



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





Apart from being extended and fully modernised, the property has a new roof, new central heating system, has been re-wired, has the benefit of a new kitchen and bathrooms, new fitted carpets and uPVC windows and doors and is finished with Monocouche rendering. This stunning home comes with granted Planning Permission for the addition of two further bedrooms and a bathroom-offering excellent potential for future expansion. The accommodation comprises:

RECEPTION HALL 15' 5" x 11' 8" (4.7m x 3.56m) A large flexible space having front entrance door, designer radiator, in-set ceiling light, and access to roof void.



DINING KITCHEN 23' 9" x 13' 8" (7.24m x 4.17m) Brand new bespoke fully fitted shaker style kitchen with floor to ceiling larder cupboards and built-in fully integrated washing machine, dishwasher, raised level oven and extra large 90cm width built-in ceramic hob. Having stainless steel single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops with wall cupboards over. Contemporary tiled walls and splash back with ceramic tiled floor. Wide breakfast bar with drop down feature lighting above and space for four bar stools. Space for American style fridge/freezer, designer vertical radiator, TV point, in-set ceiling lights and open access to:

LIVING AREA 26' 0" x 12' 0" (7.92m x 3.66m) Having two

designer vertical radiators, in-set ceiling lights, TV point, large bespoke feature window and uPVC sealed double glazed sliding patio doors to the rear south facing garden.

STUDY 12' 0" x 8' 9" (3.66m x 2.67m) Which could be used as a fourth bedroom if required, with radiator.

BEDROOM ONE 16' 8" x 10' 6" (5.08m x 3.2m) Having radiator, TV point, in-set ceiling lights and uPVC sealed double glazed sliding patio doors to the rear south facing garden.

EN-SUITE SHOWER ROOM 8' 9" x 8' 0" (2.67m x 2.44m) Having corner tiled shower cubicle with waterfall shower head, vanity hand basin, low level WC. Ceramic tiled floor and walls, heated towel rail, extractor fan.

DRESSING ROOM 8' 5" x 8' 5" (2.57m x 2.57m) With radiator.

BEDROOM TWO 13' 4" x 11' 4" (4.06m x 3.45m) With radiator and TV point.

BEDROOM THREE 12' 1" x 11' 9" (3.68m x 3.58m) With radiator.

BATHROOM 8' 3" x 7' 8" (2.51m x 2.34m) Having a 'P' shaped panelled bath with shower over, waterfall shower head, side screen, vanity hand basin and low level WC. Ceramic tiled floor and walls with two niches, extractor fan, heated towel rail and cupboard housing the gas fired wall mounted combination boiler.

OUTSIDE - OUTBUILDING/STORAGE FACILITY 22' 0" x 12' 8" (6.71m x 3.86m) With side personal door, power and light connected.

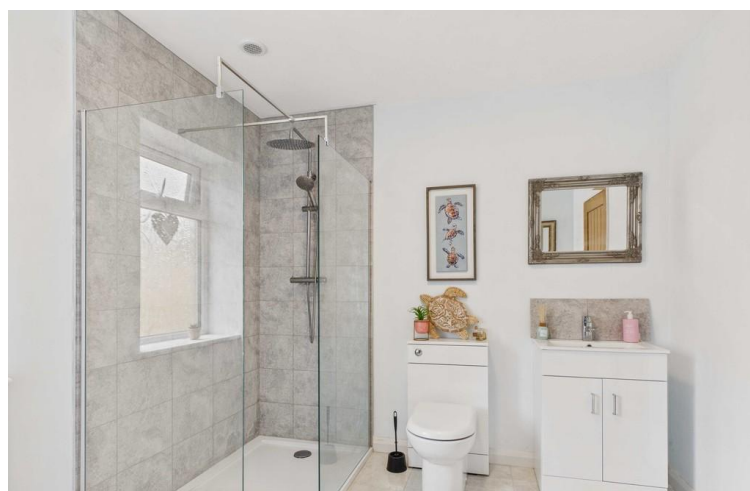
THE GARDENS The property is approached over a new tarmac entrance to a large gravel front garden providing ample parking space with gravel driveway to the side giving access to the fully enclosed rear south facing garden. Gravelled patio areas and lawn garden beyond. Outside cold water tap, power points and lighting.

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 newly 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.

