



***'The Firs', 2 Woodland Drive,
Woodhall Spa, LN10 6YF
Asking Price Of £575,000***



- Attractive Detached Family Home
- Spacious Living Family Accommodation
- 4 Double Bedrooms, (1 En-suite)
- Ample Room to Extend (Subject to PP)
- Set in Delightful, Large Gardens
- Prime Village Location

Walter's present to the market this attractive and exceptionally spacious detached family home, ideally located in a prime village setting close to picturesque woodlands-perfect for dog walking and enjoying the outdoors. The property offers well-maintained accommodation throughout and is set within generous, beautiful gardens. Additional benefits include a garage and ample off-road parking.



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





RECEPTION HALL Having return staircase to the first floor, controls for central heating and hot water, radiator, laminate flooring.

CLOAKROOM Having low level WC, corner hand basin with tiled splashback, heated towel rail, laminate flooring.

OFFICE 8' 4" x 7' 0" (2.54m x 2.13m) With radiator. Window shutter blinds.

LOUNGE 19' 2" x 13' 4" (5.84m x 4.06m) (Max) Having feature brick fire surround and tiled hearth housing the cast iron log burner with fitted base storage cupboards and log stores to either side, display shelving over with light, storage cupboards above. Radiator, open access to:

DINING AREA 14' 3" x 11' 8" (4.34m x 3.56m) Having laminate flooring, covered radiator, dado rail, uPVC sealed double glazed double doors to the rear garden. Glazed double doors lead to the:

L-SHAPED BREAKFAST KITCHEN 21' 0" x 20' 0" (6.4m x 6.1m) (Max) The kitchen area having in-set 1½ bowl porcelain sink with mixer taps, one being instant hot water, with side drainer, range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted double oven and grill, four ring ceramic hob with extractor fan and light over, integral

dishwasher, integral fridge and freezer. Cupboard housing the gas fired wall mounted combination boiler, radiator, laminate flooring, glazed double doors to dining area and two uPVC sealed double glazed patio doors to the rear patio and garden.

SIDE ENTRANCE PORCH With tiled floor, door to rear garden and door to shelved **STORAGE CUPBOARD**.

FIRST FLOOR GALLERY LANDING With radiator and access to the roof void over a loft ladder. Loft part boarded.

BEDROOM ONE 14' 0" x 11' 8" (4.27m x 3.56m) Having radiator, solid oak flooring, in-set ceiling lights. **EN-SUITE SHOWER ROOM** 7' 1" x 6' 4" (2.16m x 1.93m) Having fully tiled walk-in shower cubicle with waterfall shower unit, vanity hand basin and low level WC. Illuminated wall cabinet and mirror, heated towel rail, in-set ceiling lights and extractor fan.

BEDROOM TWO 10' 4" x 9' 2" (3.15m x 2.79m) (Plus access) With radiator.

BEDROOM THREE 10' 6" x 10' 2" (3.2m x 3.1m) With radiator, part-panelled walls and built-in triple wardrobe with sliding doors.

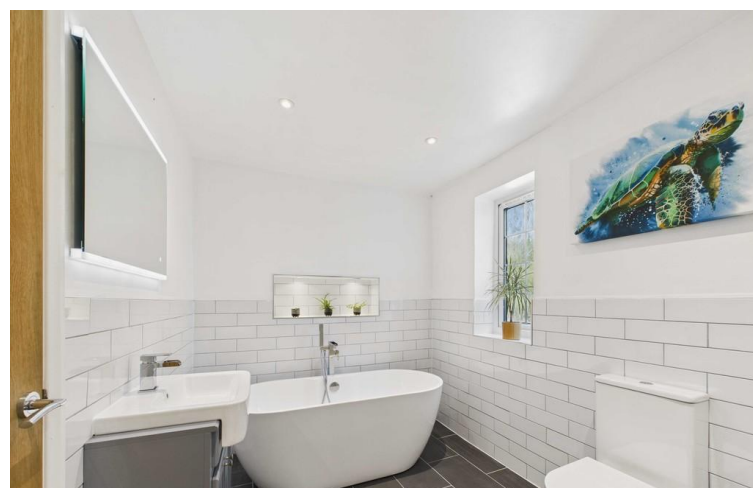
BEDROOM FOUR 10' 3" x 8' 3" (3.12m x 2.51m) With radiator.

FAMILY BATHROOM 11' 4" x 7' 1" (3.45m x 2.16m) Having central bath with mixer taps and shower attachment, large walk-in tiled shower cubicle with waterfall shower head, vanity hand basin and low level WC. Part-tiled walls, tiled floor, in-set ceiling lights, extractor fan, heated towel rail and illuminated wall mirror.

OUTSIDE - DETACHED GARAGE 16' 3" x 10' 8" (4.95m x 3.25m) With electric roll-up door and with power and light connected.

UTILITY ROOM 10' 8" x 4' 3" (3.25m x 1.3m) To the rear and attached with plumbing for washing machine and space for tumble dryer.

THE GARDENS The property is approached over a gravel driveway providing ample parking space with lawn garden. Gated access leads to the fully enclosed and private rear garden, with slabbed patio area and footpaths, lawn garden and well stocked and colourful flower and shrub bed borders. There is a timber and felt **SUMMER HOUSE** with slabbed patio area fronting, and a timber and felt garden store shed, also included in the sale together with the aluminum framed **GREENHOUSE** to the side of the property.





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 are 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.

