

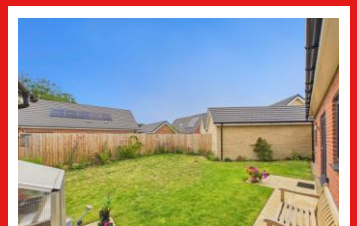


**23 Hotchkin Gardens,
Woodhall Spa, LN10 6AQ
Asking Price Of £460,000**



- Attractive Chalet Style Home
- Immaculately Maintained Throughout
- L-Shaped Living Dining Kitchen
- 3 Double Bedrooms (1 En-suite)
- Large Garage, Convenient Sized Gardens
- Electric Central Heating, Solar Panels

Located on the peaceful outskirts of Woodhall Spa, this beautifully maintained detached chalet-style home offers spacious and flexible living for those aged 55 and over. Set within the desirable Hotchkin Gardens development, the property features three generously sized double bedrooms and is finished to an exceptional standard throughout. The home benefits from solar panels, providing electric central heating and generating a surplus of energy that feeds into the tariff-offering the added bonus of a monthly income. Offering a perfect blend of comfort, efficiency, and tranquility, this property must be seen to be fully appreciated.



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





The agents highly recommend an internal inspection to experience the quality of accommodation on offer.

RECEPTION HALL Having staircase to the first floor and under stairs storage cupboard, radiator, smoke detector, in-set ceiling lights and built-in storage cupboard

L-SHAPED LIVING DINING KITCHEN 24' 0" x 19' 3" (7.32m x 5.87m) (Max) Having single bowl sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed light under. Built-in electric fan assisted oven and grill, four ring ceramic hob with extractor fan and light over, integral fridge and freezer, two radiators. TV and telephone points and uPVC sealed double glazed double doors to the rear garden.

UTILITY ROOM 7' 0" x 5' 4" (2.13m x 1.63m) With cupboard housing the hot water tank, space and plumbing for washing machine. Door to:

CLOAKROOM Having low level WC, pedestal hand basin, wall mirror, heated towel rail, tiled floor, part-tiled walls, extractor fan and shaver point.

BEDROOM ONE 11' 9" x 10' 9" (3.58m x 3.28m) Having radiator

and large walk-in wardrobe.

EN-SUITE SHOWER ROOM 8' 1" x 7' 2" (2.46m x 2.18m) Having a large tiled shower cubicle, vanity hand basin with cupboards under, low level WC. Part-tiled walls, tiled flooring, heated towel rail, extractor fan, wall mirror and shaver point.

FIRST FLOOR LANDING

BEDROOM TWO 15' 6" x 14' 2" (4.72m x 4.32m) Having part-sloping ceiling, TV and telephone points, radiator.

BEDROOM THREE 15' 6" x 11' 9" (4.72m x 3.58m) Having part-sloping ceilings, radiator, telephone point and access to the roof void.

BATHROOM 7' 6" x 6' 3" (2.29m x 1.91m) Having panelled bath with shower mixer taps and side screen, pedestal hand basin and low level WC. Part-sloping ceiling with Velux window, shaver point, heated towel rail, tiled flooring and part-tiled walls, extractor fan.

OUTSIDE - GARAGE 22' 5" x 11' 2" (6.83m x 3.4m) Having up-and-over and side personal door, power and lighting connected.

OUTSIDE Small lawn garden with flower and shrub beds fronting the property with a block paved driveway leading to the garage and providing off-road parking. Slabbed footpaths and gated access leads to the fully enclosed private rear garden with slabbed footpaths and small patio areas with lawns and flower and shrub beds. There is outside lighting to the property and an outside cold water tap.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band D. There is also a **MANAGEMENT CHARGE**, approximately £125 per month, covering the maintenance of common areas and also for the pavilion for the residents of Hotchkin Gardens. The **SOLAR PANELS** provide electricity including heating and surplus is provided to the grid, occupiers receiving a monthly income from this.

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

POSSESSION - Vacant possession will be given on completion.

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.

