



**15 Heather Close,
Woodhall Spa, LN10 6YD
Asking Price Of £375,000**



- Spacious Detached Bungalow
- Prime Sought After Location
- 2 Reception Rooms
- 2 Double Bedrooms (1 en-suite)
- Good Sized Gardens, Garage
- NO UPWARD CHAIN

Walters are delighted to offer to the market this well-maintained and individually designed two-bedroom detached bungalow, offered with no upward chain. Set within generous gardens in a highly sought-after area of the village, this charming home features two double bedrooms – one with en-suite – along with a spacious kitchen and adjoining dining room, perfect for modern living. A convenient walkway provides quick access to Tor-o-Moor Road, leading on to the village centre, making this an ideal location for both privacy and accessibility.



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





ENCLOSED ENTRANCE PORCH With tiled floor and glazed door to the: RECEPTION HALL, having radiator, telephone point, built-in cloaks cupboard, built-in airing cupboard with hot water tank and immersion heater and access to the roof void.

LOUNGE 15' 10" x 12' 9" (4.83m x 3.89m) Having feature fire surround and hearth with coal-effect electric fire, radiator, two in-set display niches, TV point.



KITCHEN 16' 10" x 8' 8" (5.13m x 2.64m) Having in-set twin bowl sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Space for an electric cooker with extractor fan and light over, space and plumbing for washing machine and dishwasher. Fully tiled walls, radiator, gas fired wall mounted boiler, and open archway to:

DINING ROOM 11' 10" x 8' 9" (3.61m x 2.67m) With radiator and telephone point.

REAR ENTRANCE PORCH 7' 2" x 5' 7" (2.18m x 1.7m) With radiator and uPVC door to the rear garden.

BEDROOM ONE 13' 9" x 11' 9" (4.19m x 3.58m) Having radiator and two fitted double wardrobes.

EN-SUITE SHOWER ROOM 5' 9" x 5' 9" (1.75m x 1.75m) Having fully tiled walls with corner shower cubicle, pedestal hand basin and low level WC. Radiator, wall mirror, wall light and in-set ceiling lights.

BEDROOM TWO 12' 3" x 11' 9" (3.73m x 3.58m) Having fitted double wardrobe, fitted triple wardrobe and radiator.

BATHROOM 8' 8" x 7' 2" (2.64m x 2.18m) Having panelled bath, pedestal hand basin, bidet and low level WC. Fully tiled walls, two medicine cabinets, wall mirror, shaver light and point, radiator.

OUTSIDE - GARAGE 15' 11" x 8' 9" (4.85m x 2.67m) Having remote control roll-up door, together with side personal door, power and light connected.

THE GARDENS The property is approached over a resin driveway with footpaths and open plan lawn garden to the front. Gated access to either side leads to the fully enclosed rear garden with slabbed footpaths and patio area with timber and felt garden store shed. There are lawn gardens with flower and shrub beds.

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 fitted carpets and curtains.

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



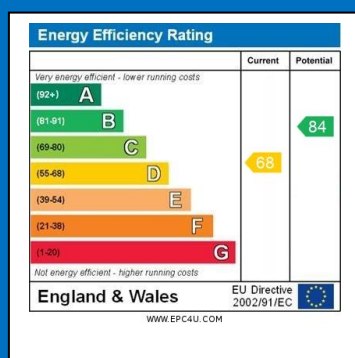


Floor plans are to show layout only and not drawn to scale.

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.