



**'Clifton' Main Street,
West Ashby, LN9 5PT
Asking Price Of £495,000**



- Extremely Spacious Bungalow
- Substantial Living Room
- 3 Double Bedrooms (1 En-suite)
- Private Gardens, Garage
- Outstanding Rural Views
- Air Source Heating, uPVC Units

Occupying a generous plot set well back from the main road, this exceptionally spacious detached family bungalow offers over 2,000 sq ft of versatile living space, enjoying a peaceful and private location with breathtaking rural views across open farmland. The property is beautifully positioned within established gardens, providing a tranquil outdoor setting and plenty of space for families or keen gardeners.



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Internally, the accommodation is well laid out and can only be fully appreciated with an internal inspection. Additional benefits include air source central heating, uPVC double glazing, and solar panels - all contributing to greater energy efficiency and lower running costs. This is a rare opportunity to acquire a substantial bungalow in a truly idyllic countryside location, while still being within easy reach of local amenities.

SPACIOUS RECEPTION HALL With study area and hallways off, two radiators, wall lights, laminate flooring, telephone point and built-in shelved storage cupboard.

LOUNGE 23' 7" x 18' 0" (7.19m x 5.49m) Having a brick Inglenook style fireplace with oak lintel in-set with raised hearth to one side having cast iron log burner, two radiators, laminate flooring, uPVC sealed double glazed sliding patio doors to the rear garden.

DINING KITCHEN 20' 5" x 13' 8" (6.22m x 4.17m) Having in-set 1½ bowl sink with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over and concealed lights. Built-in electric fan assisted double oven and grill, four ring ceramic hob with extractor fan and light over, space and plumbing for dishwasher, part-tiled walls, space for American style fridge freezer. Tiled flooring, radiator, in-set ceiling lights, TV and telephone points, two pairs of sealed double glazed sliding patio

doors to the rear garden.

UTILITY ROOM 12' 0" x 8' 0" (3.66m x 2.44m) (Average) Having stainless steel single drainer sink unit with mixer taps, drawers under worktops together with space and plumbing for washing machine, further storage cupboards, tiled flooring, door to the rear garden, access to the roof void. Built-in cupboard and recess housing the hot water tank with immersion heater fitted.

BEDROOM ONE 20' 9" x 15' 9" (6.32m x 4.8m) Providing spacious accommodation with separate **DRESSING AREA** with dado rail, laminate flooring, two radiators, wall lights. The dressing area has laminate flooring and two built-in double wardrobes.

EN-SUITE SHOWER ROOM 8' 3" x 5' 6" (2.51m x 1.68m) Having fully tiled walls and flooring with large walk-in shower cubicle with electric shower unit, vanity hand basin and low level WC. Radiator, wall mirror, in-set ceiling lights.

BEDROOM TWO 11' 8" x 11' 8" (3.56m x 3.56m) Having laminate flooring, radiator and built-in wardrobe.

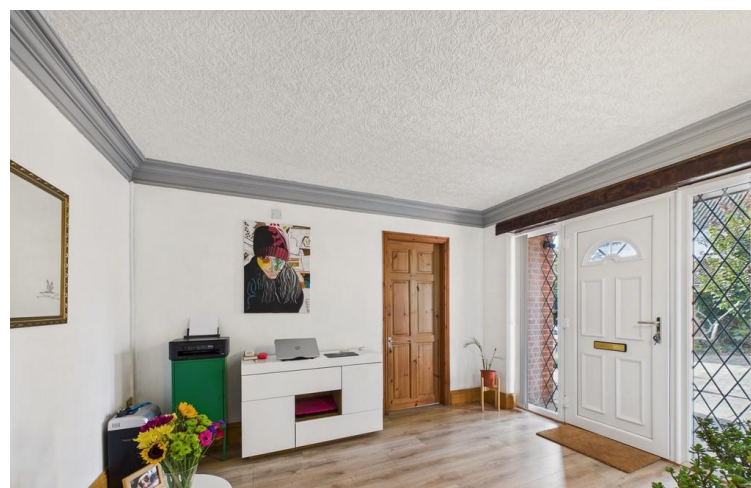
BEDROOM THREE 14' 0" x 12' 0" (4.27m x 3.66m) Having laminate flooring, radiator and in-set ceiling lights.

FAMILY BATHROOM 14' 7" x 8' 9" (4.44m x 2.67m) Having fully tiled walls with central enclosed bath, walk-in shower cubicle with waterfall shower head and sliding doors, pedestal basin and low level WC. Laminate flooring, radiator, heated towel rail.

CLOAKROOM Having low level WC, hand basin, part-tiled walls, radiator, laminate flooring, extractor fan.

OUTSIDE - GARAGE 19' 2" x 9' 8" (5.84m x 2.95m) Having up-and-over door, power and light, **WOOD STORE** attached to the rear.

THE GARDENS From the roadside, the property is accessed along a concrete driveway with side lawn and the main garden and property is approached through wrought iron gate and brick walls over a block paved driveway. The driveway wraps around to the side of the property, tarmac drive leads to the garage. Mature, established borders to the front with paved pathways encircling the bungalow and giving access to the rear of the property where there are patio areas, vegetable bed, metal store shed and some stunning views over the Lincolnshire Wolds and farmland. There are outside power points together with outside lights.





Approximate total area^m
1972 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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

POSSESSION - Vacant possession will be given on completion.

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

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

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.

