

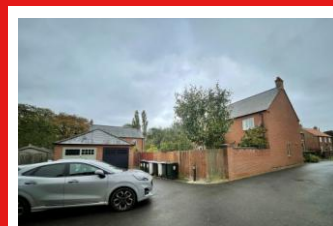


8 Townhill Lane,
Bucknall, LN10 5DS
Asking Price Of £195,000



- Delightful Semi-Detached Home
- Lounge, opens to Private Rear Garden
- 3 Bedrooms, Bathroom
- Single Garage, Parking
- Appealing Cul-de-sac Overlooking The Green
- Electric Storage Heating. Sealing Double Glazed Units

Beautifully maintained three-bedroom semi-detached home, ideally located in a sought-after cul-de-sac overlooking The Green. This attractive property has been recently re-decorated both inside and out, offering a fresh and welcoming feel throughout.



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





It benefits from sealed double-glazed windows and modern electric storage heaters installed approximately two years ago. The well-proportioned layout includes a spacious rear lounge with patio doors that open directly onto a fully enclosed, private rear garden-perfect for relaxing or entertaining. Additional features include gated access to a detached garage and a private parking area, providing convenience and security. A fantastic opportunity to secure a home in a peaceful and desirable setting-viewing is highly recommended.

RECEPTION HALL Having night storage heater, telephone point and staircase to the first floor with under stairs storage cupboard with light.

LOUNGE 16' 3" x 10' 8" (4.95m x 3.25m) (Max) A delightful room overlooking the attractive landscaped rear gardens through patio doors, electric storage heater, TV and telephone points.

DINING KITCHEN 13' 7" x 8' 9" (4.14m x 2.67m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall

cupboards over, concealed lights. Newly fitted Bosch electric fan assisted oven and grill, four ring ceramic hob with extractor fan and light over, space and plumbing for washing machine, space for tumble dryer. Space for fridge and freezer, under floor electric heating with tiled floor, electric fan heater at floor level.

CLOAKROOM Having low level WC, corner pedestal hand basin, extractor fan and heated towel rail.

FIRST FLOOR LANDING With access to the roof void.

BEDROOM ONE 13' 3" x 9' 0" (4.04m x 2.74m) Overlooking the rear garden and having electric wall heater, TV and telephone points and free-standing wardrobe with drawers under.

BEDROOM TWO 11' 4" x 8' 0" (3.45m x 2.44m) Overlooking the front garden with TV and telephone points. Covered radiator and free-standing triple wardrobe.

BEDROOM THREE 7' 9" x 7' 9" (2.36m x 2.36m) (Max) Having electric wall heater, telephone point, free-standing double wardrobe with drawers under and built-in airing cupboard housing the hot water tank.

BATHROOM 8' 4" x 6' 8" (2.54m x 2.03m) Having panelled bath with mixer taps, corner shower cubicle, pedestal hand basin and low level WC. Shaver point, extractor fan, heated towel rail and in-set ceiling lights.

OUTSIDE - GARAGE 17' 3" x 8' 5" (5.26m x 2.57m) Having up-and-over door and with power and light connected.

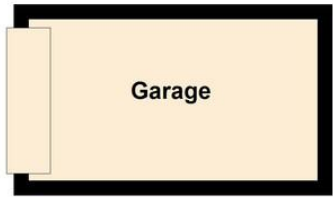
OUTSIDE The property is approached through a wrought iron gate over a footpath to the main entrance door. Small lawn garden with hedging. Vehicular access is over a shared private driveway providing gravel parking space fronting the garage. The rear garden is fully enclosed and private, gated access to the garage and mainly laid to lawn with established flower and shrub beds to borders.

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

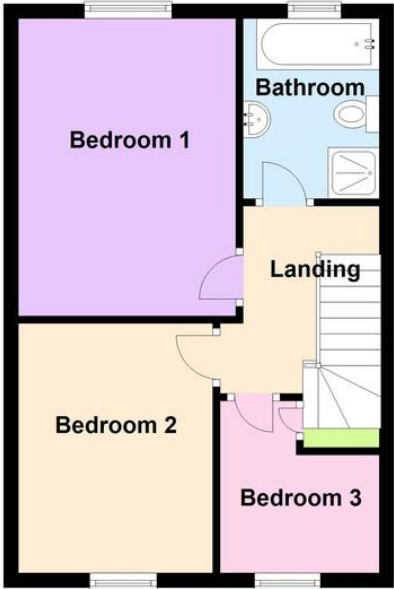
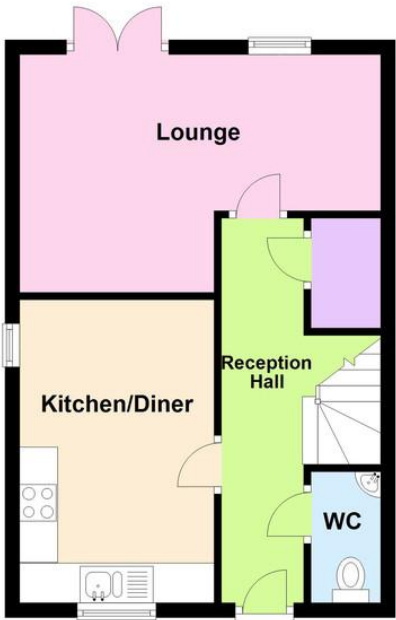
FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.



Ground Floor



First Floor



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.

