

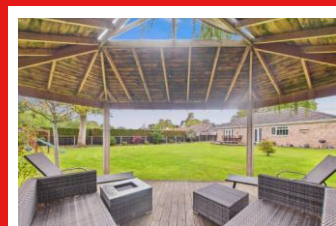


**44 Tor O Moor Road,
Woodhall Spa, LN10 6TD
Asking Price Of £655,000**



- Incredibly Spacious Family Bungalow
- Prime Sought After Location
- 4 Double Bedrooms (1 En-suite)
- Good Sized Gardens
- uPVC Units, Gas Central Heating
- Well Presented, Viewing Recommended

Beautifully Presented Detached Bungalow in Sought-After Village Location. Set in a highly desirable village location, this well-presented detached family bungalow offers spacious living and stunning private south-facing gardens. Thoughtfully designed for both relaxation and entertaining, the outdoor space features two timber-decked sun terraces-perfect for making the most of sunny days. Finished to an exceptional standard throughout, the property boasts four generous double bedrooms, including an en-suite to the master bedroom. An internal inspection is highly recommended to fully appreciate the quality, space, and superb setting this wonderful home has to offer.



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





ENTRANCE HALL 17' 10" x 5' 4" (5.44m x 1.63m) With tiled floor, radiator, in-set ceiling lights, built-in double cloaks cupboard and door to the garage and utility room.

UTILITY ROOM 5' 10" x 11' 6" (1.78m x 3.51m) Containing stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Further fitted storage cupboards, space and plumbing for washing machine and tumble dryer, tiled floor, radiator, in-set ceiling lights and access to the roof void.

BREAKFAST KITCHEN 12' 1" x 18' 4" (3.68m x 5.59m) Having in-set porcelain 1½ bowl single drainer sink unit and range of base cupboards and drawers under a marble worktop with wall cupboards over and concealed lights. Built-in electric fan assisted oven and grill, built-in microwave oven with warming drawer under, integral dishwasher, space and plumbing for an American style fridge/freezer. Five ring ceramic induction hob with extractor fan and light over. Built-in wine cooler, central island with breakfast bar to one end with storage cupboards and drawers under, concealed skirting lights, tiled flooring, radiator, in-set ceiling lights and glazed double doors opening into:

L-SHAPED LOUNGE/DINER 26' 5" x 17' 5" (8.05m x 5.31m)
LOUNGE AREA Having radiator, uPVC sealed double glazed double doors to the timber decking patio area, in-set ceiling lights,

TV and telephone points. Open access to : DINING AREA with radiator, laminate flooring, uPVC sealed double glazed double doors to the timber decking patio area, in-set ceiling lights.

INNER HALLWAY Having laminate flooring, radiator, in-set ceiling lights and built-in airing cupboard with shelving and also housing the hot water tank.

BEDROOM ONE 17' 11" x 11' 9" (5.46m x 3.58m) Radiator, recess area, ideal for a free-standing wardrobe, TV point, in-set ceiling lights. EN-SUITE SHOWER ROOM Having fully tiled walls and flooring with large walk-in shower cubicle with sliding doors, hand basin with illuminated wall mirror over, low level WC. In-set ceiling lights, extractor fan, heated towel rail.

BEDROOM TWO 12' 4" x 12' 7" (3.76m x 3.84m) Currently used as a SITTING ROOM with radiator, laminate flooring, TV point and in-set ceiling lights.

BEDROOM THREE 13' 11" x 11' 11" (4.24m x 3.63m) With radiator, laminate flooring, TV point and in-set ceiling lights.

BEDROOM FOUR 12' 4" x 11' 11" (3.76m x 3.63m) With laminate flooring, radiator, TV point and in-set ceiling lights.

FAMILY BATHROOM Having central bath with antique style shower mixer taps, pedestal hand basin and low level WC. Radiator/towel rail, in-set ceiling lights.

OUTSIDE - GARAGE 9' 8" x 23' 6" (2.95m x 7.16m) Having up-and-over door, power and light connected, also housing the gas fired wall mounted boiler.

THE GARDENS The property is approached over a large gravel driveway with central lawn and providing ample parking space. Large fully enclosed rear garden, south-facing, with timber decking patio area off the lounge/diner beyond which are good sized lawn gardens and further covered timber decking patio area to one corner enjoying the late afternoon, early evening sunshine. To the side of the bungalow are two raised vegetable beds.

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 as are the fitted carpets.

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.

EPC GRAPH TO FOLLOW

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.