



**6 St. Leonards Close,
Woodhall Spa, LN10 6SX
Asking Price Of £265,000**



- Detached Family Home
- In Need of Modernisation
- 2 Reception Rooms
- 4 Bedrooms, Bathroom
- Garage, Good Sized Gardens
- NO UPWARD CHAIN

Offered with No Forward Chain – Excellent Potential in Prime Location. Nestled in a quiet cul-de-sac within a highly sought-after development, just a short distance from the village centre, this spacious four-bedroom detached family home offers an exciting opportunity for buyers to modernise and add value. Set on a generous plot with well-sized gardens, the property benefits from gas-fired central heating and uPVC double glazing throughout. While requiring modernisation, it presents fantastic scope for creating a stylish and contemporary home in a desirable location.



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





ENTRANCE HALL With radiator, tiled flooring.

CLOAKROOM off, with low level WC, corner hand basin, tiled flooring, radiator.

LOUNGE 15' 0" x 11' 5" (4.57m x 3.48m) Having feature fire surround and hearth with coal effect gas fire (not connected), radiator, TV and telephone points, staircase to the first floor and open access to:

DINING AREA 11' 3" x 9' 7" (3.43m x 2.92m) With radiator, uPVC sealed double glazed sliding patio doors to the rear patio area and garden.



KITCHEN 12' 9" x 9' 6" (3.89m x 2.9m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Washing machine, dishwasher, free-standing gas/electric oven (all sold as seen with the property), with extractor fan and light over, part-tiled walls, laminate flooring, radiator, recessed storage area, in-set ceiling lights and uPVC sealed double glazed side entrance door.

LANDING With access to the roof void and built-in airing cupboard with hot water tank.

BEDROOM ONE 11' 9" x 11' 6" (3.58m x 3.51m) Having radiator, built-in storage cupboard and fitted range of wardrobes.

BEDROOM TWO 11' 5" x 9' 0" (3.48m x 2.74m) Having radiator and fitted double wardrobe.

BEDROOM THREE 9' 7" x 8' 5" (2.92m x 2.57m) With radiator.

BEDROOM FOUR 9' 8" x 7' 7" (2.95m x 2.31m) With radiator.

BATHROOM 7' 7" x 6' 3" (2.31m x 1.91m) Having panelled bath with electric shower over, pedestal hand basin and low level WC. Part-tiled walls, double radiator.

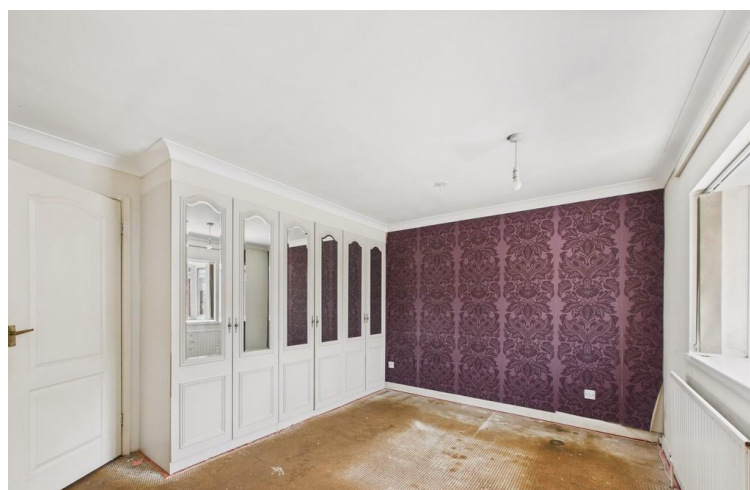
OUTSIDE - INTEGRAL GARAGE 18' 0" x 8' 8" (5.49m x 2.64m) Which could be incorporated to provide further living accommodation (subject to building regulations etc), with up-and-over door, power and light connected, also housing the gas fired boiler.

THE GARDENS The property is approached over a gravel driveway providing off-road parking and has access to both sides to the fully enclosed rear and side gardens with slabbed patio areas, lawn garden, mature shrubs to borders, and a garden shed.

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.

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





Floor 0



Floor 1

Approximate total area⁽¹⁾

1094 ft²

Reduced headroom

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

GIRAFFE360

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.

