



45 Witham Road,
Woodhall Spa, LN10 6RG
Asking Price Of £175,000



- Period Semi-Detached Home
- In Need of Modernisation Throughout
- 2 Reception Rooms
- 4 Bedrooms, Bathroom
- Gardens & Outbuildings
- Close to Village Centre

Attractive Period Semi-Detached Home in a Prime Village Location. Ideally situated within easy walking distance of the village centre and its excellent range of amenities, this charming period semi-detached property offers an exciting opportunity for modernisation throughout. The home provides wonderful potential for prospective buyers to create a bespoke residence full of character. The property benefits from a south-facing rear garden with useful outside storage sheds, and parking is available on Witham Road.



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





SIDE ENTRANCE HALL With staircase to the first floor, under stairs storage area.

LOUNGE 11' 9" x 11' 9" (3.58m x 3.58m) Having feature open fireplace with decorative tiled surround and hearth, feature bay window with radiator.

LIVING ROOM 12' 0" x 11' 0" (3.66m x 3.35m) With radiator and TV point.

KITCHEN 10' 6" x 8' 5" (3.2m x 2.57m) Having stainless steel 1½ bowl single drainer sink unit and range of base cupboards and drawers under worktops with wall cupboards over. Space for cooker, space and plumbing for washing machine, gas fired wall mounted combination boiler (not working).

SIDE ENTRANCE LOBBY With tiled floor and CLOAKROOM off with low level WC and hand basin.

FIRST FLOOR LANDING With radiator and staircase to the second floor.

BEDROOM ONE 12' 0" x 10' 7" (3.66m x 3.23m) With radiator and two built-in double wardrobes.

BEDROOM TWO 9' 5" x 9' 2" (2.87m x 2.79m) With radiator, built-in single and double wardrobes with shelving and wall cupboards over.

BATHROOM 8' 6" x 6' 1" (2.59m x 1.85m) Having an enclosed bath with shower mixer taps, corner shower cubicle, pedestal hand basin, heated towel rail and open archway to a low level WC and radiator.

SECOND FLOOR SMALL LANDING Giving access to the roof void.

BEDROOM THREE 12' 0" x 8' 9" (3.66m x 2.67m) Having part-sloping ceiling.

BEDROOM FOUR 11' 6" x 9' 0" (3.51m x 2.74m) Having part-sloping ceiling.

OUTSIDE Access to the property is over a side concrete footpath through a wrought iron gate and leads to the rear garden which is of a convenient size with outside STORE SHEDS.

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

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.





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.

EPC GRAPH TO FOLLOW

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