



**68 Alexandra Road,
Woodhall Spa, LN10 6RE
Asking Price Of £79,950
35% Shared Ownership**



- Semi-detached Modern House
- Well Presented & Maintained
- 2/3 Bedrooms, Bathroom
- Off Road Parking, Garden
- Gas Central Heating
- uPVC Units

A well presented and maintained semi-detached modern home for which a 35% SHARE OWNERSHIP is offered for sale. In a desirable residential location of similar type properties and within walking distance of the village centre with all its excellent amenities and facilities. The property boasts rural views to the rear and is offered for sale with NO UPWARD CHAIN.



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





RECEPTION HALL Having staircase to the first floor, built-in shelves, storage cupboard, radiator and laminate flooring.

CLOAKROOM being a good size and having a low level WC, hand basin with tiled splashback, wall mirror and shelf over, radiator and extractor fan.

LOUNGE 15' 7" x 10' 8" (4.75m x 3.25m) Having radiator, TV point and uPVC door to the rear garden.

KITCHEN 9' 7" x 7' 8" (2.92m x 2.34m) Having stainless steel single drainer sink unit with cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven and grill with four ring gas hob with extractor fan and light over, space and plumbing for washing machine, radiator and gas fired wall mounted combination boiler.

FIRST FLOOR LANDING With smoke detector, built-in storage cupboard and access to the roof void.

BEDROOM ONE 15' 7" x 9' 0" (4.75m x 2.74m) (Max) With radiator and views over the front garden.



BEDROOM TWO 8' 0" x 8' 0" (2.44m x 2.44m) With door to:

BEDROOM THREE 8' 0" x 7' 3" (2.44m x 2.21m) These two bedrooms were originally one and could be easily converted back into the original second bedroom, having radiator and telephone point.

BATHROOM 8' 2" x 7' 1" (2.49m x 2.16m) Having panelled bath with shower mixer taps, curtain and rail, pedestal hand basin and low level WC. Part-tiled walls, shaver point, extractor fan and radiator.

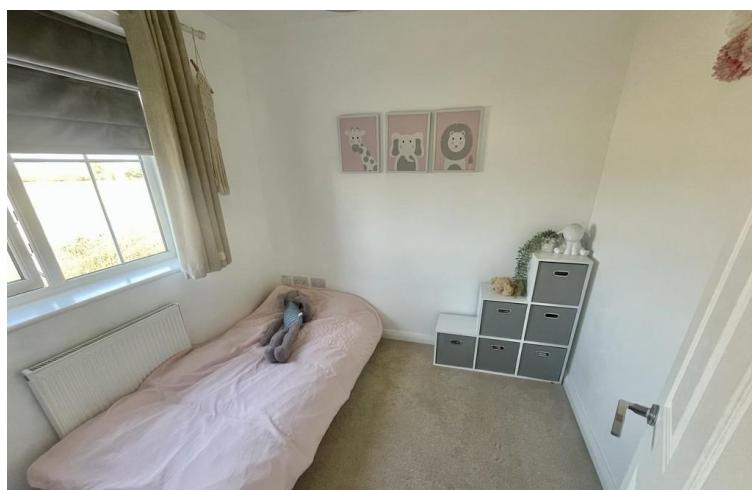
OUTSIDE There is a block paved driveway with parking for at least two vehicles and small lawn garden to the front. Gated access leads to the side and rear garden where there is a slabbed patio area and footpaths, timber and felt garden store shed, lawns and open views over the surrounding countryside.

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

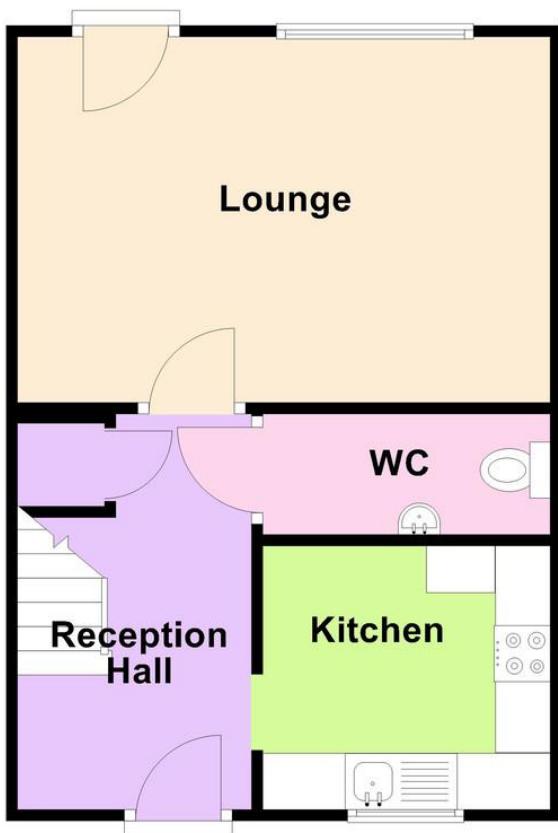
POSSESSION - Vacant possession will be given on completion.

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

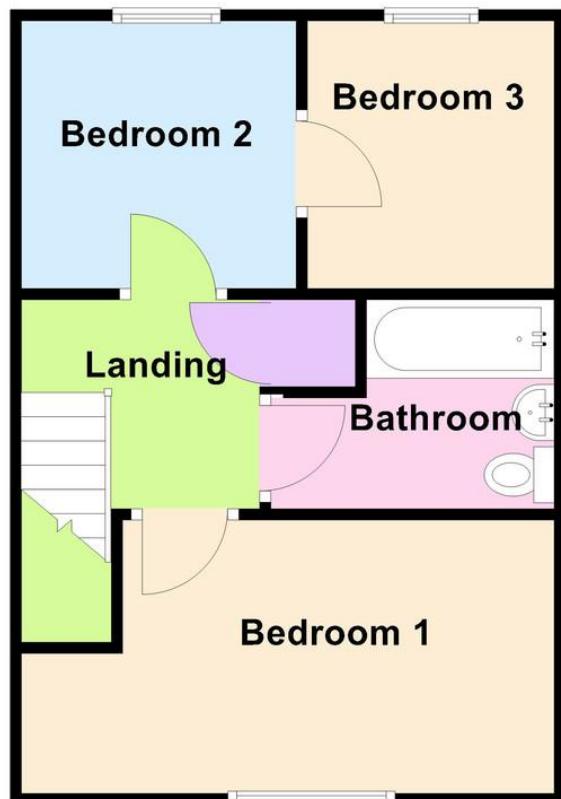
VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.



Ground Floor



First Floor

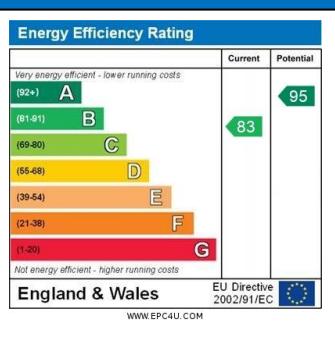


Floor plans are to show layout only and not drawn to scale.

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.