



***6 Sunningdale Close,
Woodhall Spa, LN10 6PB
Offers Over £410,000 Invited***



- Spacious Detached Bungalow
- Quiet Cul-de-sac Location
- Sought After Residential Development
- 3 Bedrooms, Conservatory
- Low Maintenance Gardens
- Gas CH. uPVC Units

Surprisingly spacious detached bungalow in a quiet cul-de-sac location in this much sought after residential area of the village, close to the village centre with its excellent range of shopping and leisure facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and one of the best England Golf courses, has become a much sought after residential location.



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RECEPTION HALL 13' 9" x 6' 9" (4.19m x 2.06m) (Main measurements) Having radiator, wall thermostat, smoke detector, telephone point, built-in shelved airing cupboard with radiator, access to the roof void.

LOUNGE 17' 8" x 13' 8" (5.38m x 4.17m) Having feature fire surround and hearth with fitted coal effect fire, double radiator, TV and telephone points and feature bay window to the front elevation.

DINING ROOM/BEDROOM THREE 10' 3" x 9' 9" (3.12m x 2.97m) Having laminate flooring, radiator with shelf over, TV and telephone points and glazed double doors to:

CONSERVATORY 9' 5" x 9' 2" (2.87m x 2.79m) Being part brick with uPVC sealed double glazed windows and double doors to the rear garden, laminate flooring.

BREAKFAST KITCHEN 13' 9" x 9' 8" (4.19m x 2.95m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Hotpoint electric fan assisted oven with four ring gas hob with extractor fan and light over, space



for fridge, space and plumbing for dishwasher, radiator and in-set ceiling lights.

UTILITY ROOM 9' 8" x 6' 4" (2.95m x 1.93m) Having space and plumbing for washing machine, vent for tumble dryer, built-in storage cupboard and rear entrance door.

CLOAKROOM With low level WC, hand basin, part-tiled walls, tiled floor.

BEDROOM ONE 12' 8" x 9' 8" (3.86m x 2.95m) With radiator and telephone point, views over the rear garden.

BEDROOM TWO 11' 7" x 9' 5" (3.53m x 2.87m) With radiator.

BATHROOM 8' 4" x 6' 8" (2.54m x 2.03m) Having panelled bath, fully tiled shower cubicle, pedestal hand basin and low level WC. Part-tiled walls, tiled flooring, heated towel rail, in-set ceiling lights.

OUTSIDE - GARAGE 16' 7" x 9' 4" (5.05m x 2.84m) With up-and-over door, power and light, also housing the gas fired wall mounted combination boiler.

THE GARDENS The property is approached over a block paved driveway with open-plan lawn garden to the front. There are slabbed footpaths to the front leading to the front door providing wheelchair access and footpaths to both sides of the bungalow leading to the fully enclosed and private rear gardens. In the rear garden are further slabbed footpaths and patio areas, lawn garden, flower and shrub beds, timber and felt SUMMER HOUSE and timber and felt garden STORE SHED. There are outside lights and a cold water tap to the property.

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

POSSESSION - Vacant possession will be given on completion.

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

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



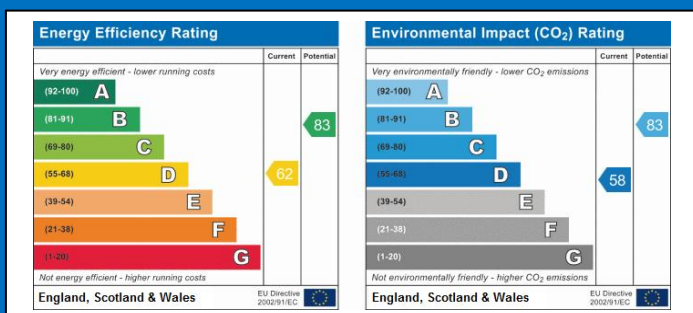


Floor plans are for layout purposes only and not drawn to scale.

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.