



***The Old Police House, 37 Witham Road,  
Woodhall Spa, LN10 6RW  
Asking Price Of £259,950***



- Deceptively Spacious Family Home
- Fully Renovated Since Purchase
- Close to the Village Centre
- 2 Reception Rooms, 4 Bedrooms
- Garage & Gardens with Parking
- Gas CH. uPVC Units

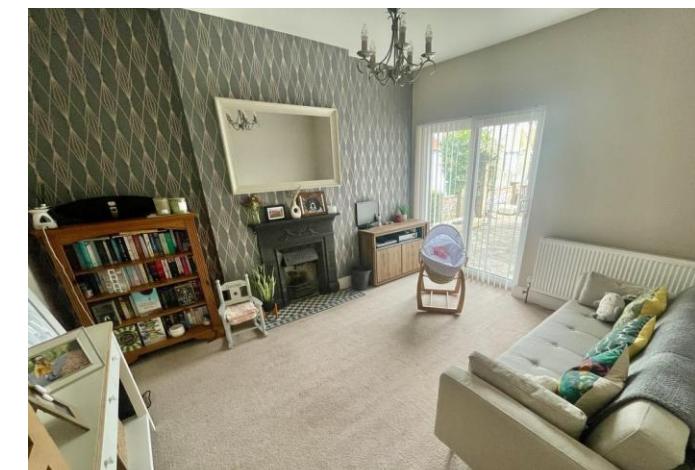
Set close to and within easy walking distance of the village centre with all its excellent amenities and facilities, is this four bedroom, deceptively spacious Edwardian semi-detached family home, providing approximately 1600 Sq Ft of living accommodation. Fully renovated since purchase the property is now a beautifully presented family home, and the Agent strongly recommends an internal inspection. There is the further benefit of convenient sized garden together with garage and off-road parking.



**Woodhall Spa - 01526 353185**

[www.waltersestateagents.co.uk](http://www.waltersestateagents.co.uk)





ENCLOSED ENTRANCE PORCH With door to RECEPTION HALL having staircase to the first floor, telephone point, radiator and under stairs CLOAKROOM with low level WC, corner vanity hand basin with cupboard under, dado rail and wall lights.

LOUNGE 13' 2" x 11' 9" (4.01m x 3.58m) Having feature cast iron fire surround, radiator, laminate flooring, TV point and feature bay window with window shutters.

LIVING ROOM 13' 5" x 11' 2" (4.09m x 3.4m) Having feature cast iron fire surround and tiled hearth, radiator, uPVC sealed double glazed double sliding doors to the rear garden.



KITCHEN/DINER 18' 5" x 9' 7" (5.61m x 2.92m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over and concealed lights. Recessed tiled area, ideal for a range cooker with extractor fan and light over, space and plumbing for washing machine, cupboard housing the gas fired wall mounted combination boiler, breakfast bar. Radiator, in-set ceiling lights, part-tiled walls, skirting lights under base cupboards and uPVC sealed double glazed side entrance door.

FIRST FLOOR LANDING With staircase to the second floor, radiator, built-in storage cupboard, radiator, further storage cupboard under the staircase.

**BEDROOM ONE** 17' 2" x 12' 0" (5.23m x 3.66m) Having piping under laminate flooring for an en-suite (if required), radiator, TV aerial point and in-set ceiling lights.

**BEDROOM TWO** 13' 0" x 10' 9" (3.96m x 3.28m) With radiator.

**BATHROOM** 9' 8" x 8' 6" (2.95m x 2.59m) Having roll-top free standing bath on claw feet with antique style shower mixer taps, vanity hand basin with cupboards and drawers under, low level WC. Walk-in double shower cubicle with sliding doors and waterfall shower head, illuminated wall mirror, shaver point, extractor fan and in-set ceiling lights.

**SECOND FLOOR LANDING** With access to the roof eaves storage space, being part boarded and access to the roof void, also part boarded.

**BEDROOM THREE** 16' 8" x 8' 0" (5.08m x 2.44m) With part sloping ceilings, radiator, access to eaves with part boarded storage area.

**BEDROOM FOUR** 10' 8" x 9' 0" (3.25m x 2.74m) With part sloping ceiling and radiator.

**OUTSIDE - GARAGE** 16' 0" x 8' 4" (4.88m x 2.54m) With electric roll-up door and side personal door. Power and light connected.

**LEAN-TO COVERED AREA** To the side.

At the side of the garage is a car-parking area together with a timber and felt garden **STORE SHED** and brick built **WORKSHOP**.

**THE GARDENS** These are mainly laid to paving for ease of maintenance and are of a convenient size. The property has an outside cold water tap, lighting and power point. **The property also has the benefit of planning permission to demolish the existing garage and brick outbuilding. Full details are available on the ELDC planning website.**

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

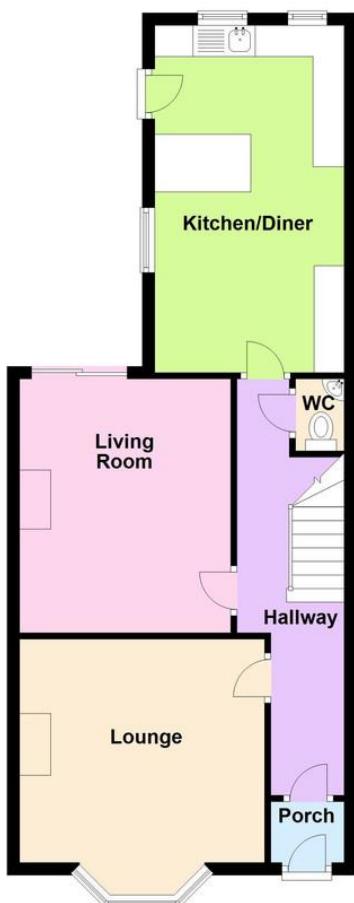
**FIXTURES AND FITTINGS** - All those detailed are included in the sale.

**POSSESSION** - Vacant possession will be given on completion.

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



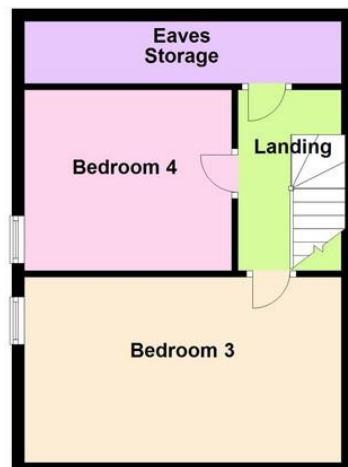
**Ground Floor**



**First Floor**



**Second Floor**

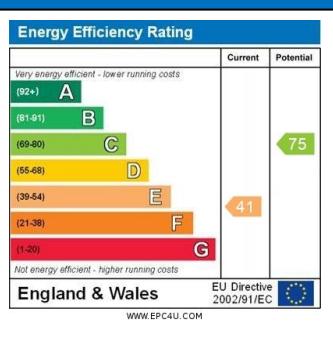


Floor plans are to show layout only and are not drawn to scale.

**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.