

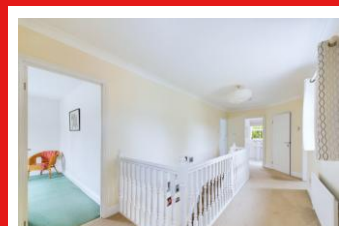
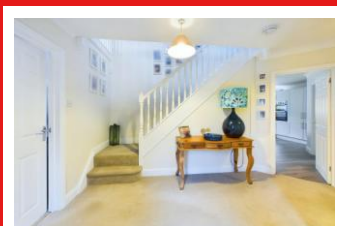
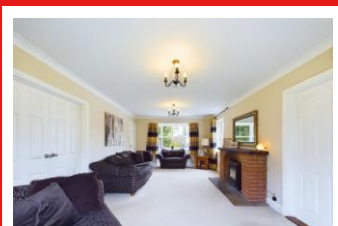
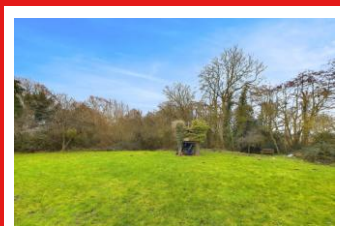


***'Birdwood' Tattershall Road,
Woodhall Spa, LN10 6TL
Asking Price Of £575,000***



- Stunning Family Home
- 2 Reception Rooms
- Beautifully Appointed Dining Kitchen
- 4 Double Bedrooms (1 En-suite)
- Spacious Gardens, Ample Parking
- uPVC Units. Gas Central Heating

Walter's offer to the market this stunning, spacious four bedroom family home, situated towards the outskirts of the village and benefits from well proportioned accommodation with a delightful and beautifully appointed dining kitchen with double doors opening into the large lounge with log burner. The property boasts four double bedrooms, one being en-suite, and is set within good sized gardens with ample parking available.



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





RECEPTION HALL Having staircase to the first floor, two radiators, wall thermostat, smoke detector.

CLOAKROOM Having low level WC, pedestal hand basin, wall shelf and radiator.

LOUNGE 21' 0" x 12' 0" (6.4m x 3.66m) Having feature stone fireplace and hearth housing the cast iron multi-fuel stove, two double radiators, TV and telephone points, uPVC sealed double glazed sliding patio doors to the rear garden. Door to:

SIDE ENTRANCE HALL Double doors opening into the:

L-SHAPED DINING KITCHEN 23' 6" x 17' 7" (7.16m x 5.36m) (Max) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under quartz worktops with wall cupboards over and concealed lights. Built-in electric fan assisted double oven and grill, integral dishwasher, integral fridge and separate freezer, further range of base cupboards with illuminated display cupboards over, central island with cupboards and drawers under. Breakfast bar, five ring ceramic hob with extractor fan and light over, in-set ceiling lights, feature bay window to rear elevation overlooking the garden and under stairs **PANTRY** cupboard.



UTILITY ROOM 8' 8" x 8' 3" (2.64m x 2.51m) Having single drainer sink unit with cupboard under with space and plumbing for washing machine and vent for tumble dryer, wall cupboard over, radiator, gas fired wall mounted combination boiler, side entrance door.

STUDY 10' 1" x 9' 4" (3.07m x 2.84m) With radiator and TV aerial point.

SIDE ENTRANCE HALL With door to:

DOUBLE GARAGE 17' 8" x 16' 6" (5.38m x 5.03m) At present divided into two **STORE ROOMS**.

FIRST FLOOR LANDING With radiator, wall thermostat and built-in shelved airing cupboard.

BEDROOM ONE 16' 8" x 12' 4" (5.08m x 3.76m) Having radiator and access to the roof void, views over the rear garden.

EN-SUITE BATHROOM 9' 7" x 6' 4" (2.92m x 1.93m) Having roll-top bath with claw feet and central antique style shower mixer taps, corner shower cubicle, pedestal hand basin and low level WC. Part panelled walls, heated towel rail, in-set ceiling lights, extractor fan and mirror wall cabinet.

BEDROOM TWO 13' 6" x 9' 7" (4.11m x 2.92m) With radiator.

BEDROOM THREE 12' 1" x 11' 6" (3.68m x 3.51m) With radiator.

BEDROOM FOUR 9' 1" x 8' 7" (2.77m x 2.62m) With radiator.

FAMILY BATHROOM 10' 8" x 6' 4" (3.25m x 1.93m) Having panelled bath with antique style mixer taps, pedestal hand basin and low level WC. Heated towel rail, tiled flooring and in-set ceiling lights.

THE GARDENS The property is approached over a gravel driveway providing ample parking space with slabbed footpaths and lawns to the front and to the side of the garage is a **CONTAINER** (ideal for storage). Small side patio area and footpaths leading to the rear with a further small patio area, beyond which are good sized lawn gardens overlooking private woodland.

OUTGOINGS - The property is situated within the East Lindsey District Council.

POSSESSION - Vacant possession will be given on completion.

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





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.

