



***54 Mill Lane,
Woodhall Spa, LN10 6QZ
Asking Price Of £195,000***



- Spacious Semi-Detached House
- 2 Reception Rooms, Conservatory
- 3 Bedrooms, Wet Room
- Garage & Workshop
- Gardens with Rural Views
- Gas CH. uPVC Units

Spacious three bedroom semi-detached house having ample room and scope for extending if required (subject to Planning Permission). Situated towards the outskirts of the village in a desirable location with rural views to the rear, set in convenient sized gardens with a range of outbuildings and benefits from gas fired central heating and uPVC units throughout.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





ENCLOSED ENTRANCE PORCH Approached through a uPVC sealed double glazed door with part glazed door leading to:

RECEPTION HALL Having staircase to the first floor, radiator and wall thermostat.

LOUNGE 13' 7" x 12' 0" (4.14m x 3.66m) Having bay window with double radiator, TV and telephone points.

SITTING ROOM 12' 8" x 11' 9" (3.86m x 3.58m) Having feature fire surround and hearth with fitted coal effect gas fire, double radiator, timber flooring and uPVC sealed double glazed sliding patio doors to:



CONSERVATORY 9' 0" x 7' 5" (2.74m x 2.26m) Being part-brick with uPVC sealed double glazed windows and door to the rear garden, radiator.

KITCHEN 14' 2" x 5' 8" (4.32m x 1.73m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Breakfast bar with double radiator under,

space and plumbing for washing machine, ALTA electric oven and grill with four ring gas hob with extractor fan and light over, part-tiled walls. Door to:

SIDE REAR ENTRANCE PASSAGEWAY With shelved **PANTRY** cupboard off. **UTILITY ROOM** 6' 0" x 6' 0" (1.83m x 1.83m) **SEPARATE WC** with high level cistern installed.

FIRST FLOOR LANDING With access to the roof void.

BEDROOM ONE 12' 8" x 11' 9" (3.86m x 3.58m) Having fitted double shelved cupboard, also housing the gas fired wall mounted combination boiler, radiator, views over the rear garden and farmland beyond.

BEDROOM TWO 14' 3" x 9' 8" (4.34m x 2.95m) Having built-in single wardrobe, radiator, bay window.

BEDROOM THREE 8' 7" x 8' 0" (2.62m x 2.44m) With radiator.

WET ROOM 7' 3" x 5' 9" (2.21m x 1.75m) Having shower area with electric shower unit with curtain and rail, pedestal hand basin and low level WC. Extractor fan and radiator.

RANGE OF OUTBUILDINGS

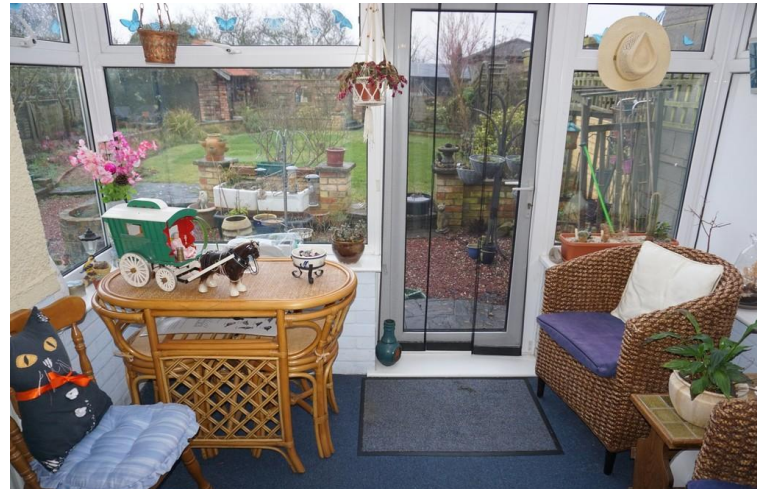
GARAGE With up-and-over and side personal door.

BRICK & TILED WORKSHOP 11' 0" x 8' 0" (3.35m x 2.44m) Set in the rear garden with power and light connected. **ALLUMINIUM FRAMED GREENHOUSE** and timber and felt **GARDEN STORE SHED**.

THE GARDENS The front of the property is approached over a part-concrete, part-gravelled driveway with gravel gardens flanked by flower and shrub beds. Side access leading to the rear gardens where there are paved patio and gravel areas, raised lawn garden with flower and shrub beds together with a small pond. Brick archway and wrought iron gate leading to a further small garden area, ideal for storage. Beyond are rural views over the adjoining farmland.

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.]





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

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.

EPC GRAPH TO FOLLOW

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.