



***Wyronga Lodge, Silver Street,
Minting, LN9 5RP
Asking Price Of £475,000***



- Fascinating Detached Family Home
- Large Lounge & Dining Room
- 4 Bedrooms (1 en-suite)
- Large Garage/Workshop, Greenhouse
- Stunning Large Mature Garden
- Wonderful Village Location

Walters are pleased to offer to the market this delightful detached family home being a Potton timber frame design from their Heritage Range with feature beam ceilings and posts throughout. The property has sealed double glazed windows, electric central heating and is set within large, well stocked and very colourful feature gardens with large garage/workshop, greenhouse and summer house. The Agent has no hesitation in recommending an internal inspection.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk



RECEPTION HALL Having return staircase to the first floor with under stairs storage cupboard and double radiator. **CLOAKROOM** Having low level WC, vanity hand basin with double cupboard under, radiator.

LOUNGE 22' 8" x 16' 4" (6.91m x 4.98m) Having a feature Inglenook brick fireplace with hearth housing the cast iron wood burner with display mantle over, two double radiators, TV aerial points and open access to:

DINING ROOM 19' 0" x 17' 0" (5.79m x 5.18m) (Max) Being L-shaped with feature brick fireplace and hearth with further in-set storage area, two radiators, double doors to the rear garden.

KITCHEN 20' 9" x 11' 4" (6.32m x 3.45m) Narrowing to 7' 7" (2.31m), having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops and range of display wall cupboards. Built-in electric double oven and grill, five ring Calor gas hob with extractor fan and light over, space and plumbing for dishwasher, double radiator, part-tiled walls. Access to small **PORCH** with door to the rear garden. Off the kitchen is an open archway to:

UTILITY ROOM 9' 9" x 7' 0" (2.97m x 2.13m) With space and plumbing for washing machine, space for fridge and freezer, also housing the GEC Nightstor electric boiler.

STUDY 9' 4" x 7' 1" (2.84m x 2.16m) With fitted book shelving and storage cupboards, double radiator and telephone point.

FIRST FLOOR LANDING With access to the roof void.

BEDROOM ONE 14' 4" x 14' 2" (4.37m x 4.32m) Having radiator and large walk-in double wardrobe.

EN-SUITE BATHROOM Having enclosed bath with central taps, large shower cubicle with folding doors, vanity hand basin with double cupboard under and low level WC. Part-tiled walls, electric shaver light and point, double radiator.

BEDROOM TWO 11' 4" x 9' 2" (3.45m x 2.79m) With radiator, large built-in wardrobe and access to the eaves storage space.

BEDROOM THREE 15' 2" x 7' 5" (4.62m x 2.26m) (Plus access) Having radiator and access to the eaves storage space.

BEDROOM FOUR 11' 3" x 7' 3" (3.43m x 2.21m) With radiator and built-in airing cupboard housing the pre-lagged hot water tank with two immersion heaters fitted.

FAMILY BATHROOM Having a P-shaped bath with central taps and shower over with side screen, vanity hand basin with double cupboard under, low level WC. Part-tiled walls, radiator, shaver light and point.

OUTSIDE - SECTIONAL CONCRETE GARAGE/WORKSHOP 27' 6" x 12' 0" (8.38m x 3.66m) Having electric up-and-over door and side personal door, workbenches, power and light and with water supply. **ALUMINIUM FRAMED GREENHOUSE** 16' 0" x 11' 0" (4.88m x 3.35m) Set behind the garage and on a concrete base with propagating unit and with water and power connected. There is also a timber and felt garden **STORE SHED** on a concrete base with light and a timber and felt **SUMMER HOUSE** with decking area to the front set in the rear of the garden and with power and light connected.

THE GARDENS The property enjoys delightful gardens and is approached over a large gravel driveway with turning area and ample parking space. To the front are shaped lawn gardens flanked by well stocked and colourful flower and shrub beds together with an artificial stream with a block paved footpath surrounding the perimeter. To the left hand side of the property is an established and well stocked rose garden with Pergola and gravelled areas for ease of maintenance. Block paved footpaths lead to the rear garden where there is a slabbed patio area and gravel areas with block paved footpaths and well stocked fish pond with shrubbery around. Beyond are large and incredibly well maintained and manicured gardens laid to shaped lawns and with well stocked mature flower and shrub beds, flowering cherry trees, slabbed patio with Pergola, raised stone water feature area with ferns and further lawn gardens with five 30ft x 10ft vegetable plots, fruit cage (approx. 30ft x 12ft) with a variety of soft fruit bushes. Apple, Pear and Plum trees together with Damson Tree, three compost bins.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in property band E.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets, curtains and blinds where fitted.

POSSESSION - Vacant possession will be given on completion.

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



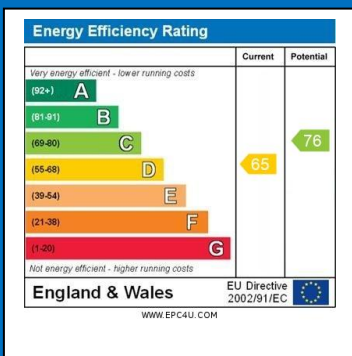


Floor plans are to show layout and are not drawn to scale.

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.