



29 St Andrews Walk
Woodhall Spa, Lincolnshire LN10 6PF

£375,000





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Lincoln – 18 miles

Grantham – 32 miles (with East Coast rail link to London)

Boston – 18 miles

(Distances are approximate)

An immaculate three bedroom detached bungalow providing most appealing accommodation including superb conservatory and a stylish high standard of kitchen units and bathrooms. The property is pleasantly situated within the ever-popular Viking Park to a corner position. The rear garden benefits from facing south westerly and offers excellent privacy to an attractive setting. The shopping and social facilities of the sought-after Lincolnshire village of Woodhall Spa are a short walk away. A viewing of this fine home is highly recommended to fully appreciate the standard of fitment and setting on offer.

ACCOMMODATION

Arched storm porch with a timber glazed door to:

Reception Hall with deep built-in cloaks cupboard, wood effect flooring, coved ceiling, radiator and door to:

Breakfast Kitchen [10'5" x 8'10" (3.17m x 2.69m)] with pleasing views from the front of the property and having a stylish range of fitted units comprising 'Belfast' style sink inset to quartz work surface over base units, integral dishwasher and fridge over freezer. There is a five-ring gas hob with filter hood over electric oven, wall mounted cupboards above and integral microwave oven. There is a breakfast bar with further cupboards above and shelving, ceiling spot lights, radiator and porcelain tiled flooring leading through to:





Utility Room [6'11" x 5'2" (2.11m x 1.57m)] with sink and drainer inset to work surface over base units and space with plumbing for washing machine. There are wall mounted cupboards above, radiator and uPVC side entrance door.

Sitting/Dining Room [18'1" x 13'6" (5.51m x 4.11m)] a dual aspect room having a feature fireplace, coved ceiling, radiator and double doors to:

Conservatory [18'7" x 10'7" (5.66m x 3.22m)] a superb addition to the home, providing a large living space ideal for enjoying the views over the rear garden and having porcelain tiled flooring, radiator and ceiling fan light.

Bedroom 1 [14'2" x 9'9" (4.31m x 2.97m) max dimensions] with front aspect and having coved ceiling, radiator and door to:

En-Suite, being fully wall tiled and comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is tiled flooring, radiator and shaver light over the basin.

Bedroom 2 [12'5" x 9' (3.78m x 2.74m)] with rear aspect and radiator.

Bedroom 3 [8'11" x 8'3" (2.72m x 2.51m)] with side aspect and having wood effect flooring and radiator.

Bathroom being fully wall tiled and having a suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There are ceiling spot lights, coved ceiling, shaver light over the basin, radiator and tiled flooring.

OUTSIDE

The property is approached over a driveway providing parking for several vehicles and access to the **Garage**, with up electric roller door, power and lighting. The remaining front garden with its white picket fencing to front boundary is laid to lawn with a variety of decorative shrubs to borders. The enclosed rear garden is attractively landscaped, designed with easy maintenance in mind, partly laid to lawn with a decked outside entertaining area. There is a timber garden shed, outside lighting and water tap.





TOTAL FLOOR AREA : 1050 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE RATING: B

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa office, 19 Station Road, Woodhall Spa. LN10 6QL

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