



1 Gorse Close, Woodhall Spa, LN10 6YA

£390,000

Ark Property Centre are delighted to offer for sale this detached bungalow in a sought after location within Woodhall Spa situated just a short distance from the golf club and Town amenities. The bungalow is available with no onward chain and internally comprises entrance hall with w.c, lounge diner, kitchen, rear hall, bedrooms one, two and three and modern bathroom. Externally there are front and rear gardens, driveway and single garage. Contact Ark to arrange a viewing!

Entrance Hall 5'6" x 4'5" (1.70m x 1.35m)

PVCu obscured double glazed entrance door with matching side panel. Door to lounge and folding door to W.C. Coving to ceiling. Tiled flooring. Radiator.

Cloakroom 3'1" x 5'7" (0.94m x 1.72m)

PVCu double glazed window to side. Coving to ceiling. Radiator. Tiled flooring and half height wall tiling. Fitted close coupled toilet with push button flush and wall mounted wash hand basin with chrome mixer tap over.

Lounge Diner 17'11" x 23'11" max I shape room (5.48m x 7.30m max I shape room)

PVCu double glazed windows to front and side. Coving to ceiling. Wall and ceiling lighting. Two radiators. Electric fireplace.

Kitchen 9'8" x 12'3" (2.95m x 3.75m)

PVCu double glazed window and door to side. Coving to ceiling. Vinyl flooring. Fitted with a matching range of base and eye level units. Roll edge work surfaces with tiled splashback. Twin stainless steel sink and drainer with chrome taps over. Four ring gas hob with extractor hood over. Integrated eye level oven and grill. Space and plumbing for washing machine, space for fridge freezer.

Rear Hall 10'2" x 6'6" max, I shape room (3.11m x 2.00m max, I shape room)

Coving to ceiling with loft access. Radiator. Built in cupboard and airing cupboard with hot water cylinder and slatted shelving. Doors to bedrooms and bathroom.

Bedroom One 11'9" x 11'5" (3.59m x 3.50m)

PVCu double glazed window to rear. Coving to ceiling. Radiator. Built in wardrobes with hanging rail and shelving.

Bedroom Two 11'8" x 11'8" (3.56m x 3.56m)

PVCu double glazed window to rear. Coving to ceiling. Radiator. Built in wardrobes with hanging rail and shelving.

Bedroom Three 8'9" x 9'8" (2.69m x 2.97m)

PVCu double glazed window to side. Coving to ceiling. Radiator.

Bathroom 8'3" x 7'6" (2.53m x 2.31m)

PVCu double glazed window to side. Coving to ceiling. Chrome wall mounted heated towel rail. Extractor fan. Tiled flooring and full height wall tiling. Fitted with a three piece suite comprising panel bath with built in storage. Chrome mixer taps and rainfall shower with hand held attachment over. Glass shower screen. Close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over. Built in storage with base unit and shelving.

Outside

The property can be accessed off Gorse Close and benefits from front and rear gardens.

There is a driveway providing off road parking and leading to the single garage.

Garden

The rear garden is laid to lawn and well stocked with trees, shrubs and vagatable borders. There is timber fencing enclosing and gated access to both sides. There is an outside tap and patio seating area.

Garage 17'5" x 8'4" (5.32m x 2.55m)

Single garage with Everest electric sectional garage door, skimmed ceiling, loft space access, wall mounted mains gas central heating boiler. Glazed door to rear.

Property Postcode

For location purposes the postcode of this property is: LN10 6YA

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: TBC

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

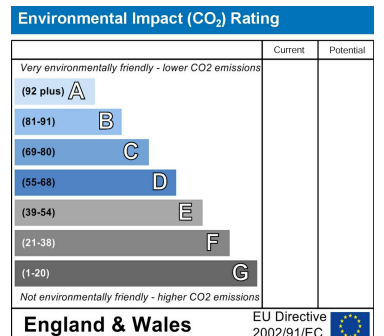
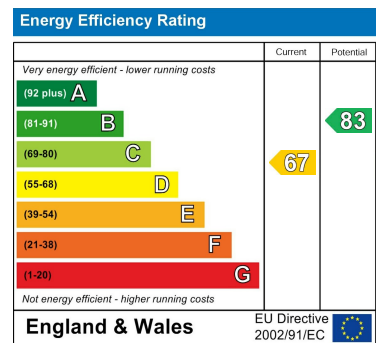
Floor Plan



Area Map



Energy Efficiency Graph



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