

Oak Tree House, Ebrington Close, Woodhall Spa, LN10 6YB

Asking Price Of £525,000

Walters ESTATE AGENTS

- Discreetly Located Family Home
- Much Sought After Residential Location
- 2 Reception Rooms, Large Conservatory
- 4 Bedrooms (1 En-suite), Bathroom
- Double Garage, Good Sized Gardens
- Gas CH. uPVC Units

Walters offer to the market this highly desirable detached four-bedroom family home, pleasantly situated within a small and peaceful cul-de-sac in the ever-popular Woodland Drive area. Offering spacious and well-proportioned accommodation throughout, the property provides an ideal setting for family living, with the added attraction of a stunning, generously sized conservatory which creates an excellent additional reception space, ideal for relaxing, entertaining and enjoying views over the garden. Externally, the property is set within established gardens, with the frontage providing ample off-road parking for several vehicles, further enhancing its appeal for families and those requiring additional parking facilities.









Woodhall Spa - 01526 353185

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Occupying a peaceful and desirable residential position, this attractive home offers excellent accommodation within a sought-after location and is offered for sale with the considerable advantage of NO UPWARD CHAIN.

RECEPTION HALL Approached through a uPVC sealed double glazed entrance door, having staircase to the first floor, radiator, wall thermostat, coats rail, wood effect tiled flooring. CLOAKROOM Having low level WC, hand basin, part-tiled walls, wood effect tiled flooring and radiator.

LOUNGE 23' 7" x 11' 8" (7.19m x 3.56m) Having oak engineered wooden flooring, two radiators, TV and telephone points, uPVC sealed double glazed double patio doors to the rear garden, cast-iron log burner. Wall lights, in-set ceiling lights and double doors to:

CONSERVATORY 14' 9" x 13' 7" (4.5m x 4.14m) A stunning room, being part-brick with uPVC sealed double glazed windows and glass roof, double doors to the rear timber DECKING AREA, and garden. Tiled flooring, double radiator, TV point, window and door blinds.

DINING ROOM 10' 4" x 9' 7" (3.15m x 2.92m) With radiator and TV point.

KITCHEN 13' 4" x 10' 3" (4.06m x 3.12m) Having 1½ bowl single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops with wall cupboards over, concealed lights. Neff built-in electric double oven and grill, four ring gas hob, stainless steel splashback, extractor fan and light over. Integral fridge and freezer, integral dishwasher, part-tiled walls, radiator, cupboard housing the gas fired boiler.

UTILITY ROOM 7' 0" x 6' 8" (2.13m x 2.03m) Having stainless steel single drainer sink unit with mixer taps, cupboard under, worktops with space and plumbing for washing machine, space for tumble dryer. Part-tiled walls, radiator, uPVC sealed double glazed rear entrance door and door to large WALK-IN SHELVED PANTRY CUPBOARD.

FIRST FLOOR LANDING Radiator, access to the roof void, large walk-in storage cupboard.

BEDROOM ONE 14' 4" x 10' 4" (4.37m x 3.15m) Having two fitted double wardrobes, radiator, telephone point.

EN-SUITE SHOWER ROOM 6' 8" x 6' 2" (2.03m x 1.88m) Having fully tiled corner shower cubicle, electric shower unit, hand basin, low level WC. Part-tiled walls, radiator, extractor fan and mirror wall cabinet with shaver point.

BEDROOM TWO 11' 9" x 10' 4" (3.58m x 3.15m) With radiator.

BEDROOM THREE 12' 9" x 8' 4" (3.89m x 2.54m) Having laminate flooring, radiator, TV and telephone points.

BEDROOM FOUR 10' 5" x 8' 8" (3.18m x 2.64m) Having fitted triple wardrobe, laminate flooring, radiator, in-set ceiling lights.

BATHROOM 9' 1" x 5' 4" (2.77m x 1.63m) Having a P-shaped panelled bath with central taps, shower over with side screen, pedestal hand basin and low level WC. Part-tiled walls, extractor fan, in-set ceiling lights, shaver point, mirror wall cabinet, heated towel rail, built-in shelved airing cupboard housing the pre-lagged hot water tank.

DOUBLE GARAGE 18' 8" x 15' 9" (5.69m x 4.8m) Having two up-and-over doors and rear personal door. Power and light connected.

THE GARDENS The property is approached over a long tarmac driveway with lawn gardens to either side and providing ample parking space for several vehicles. To the rear is a timber decking patio area, lawn gardens, vegetable garden, aluminium framed GREENHOUSE, cold water tap and outside lights.











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

POSSESSION - Vacant possession will be given on completion.

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

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

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.

EPC 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.