

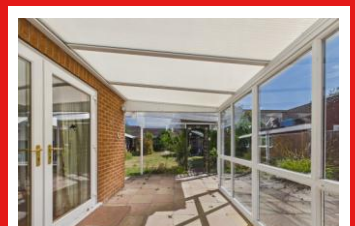


**'Maranell', 11 Albany Road,
Woodhall Spa, LN10 6TS
Asking Price Of £360,000**



- Detached 3 Bedroom Bungalow
- Desirable Residential Location
- Set in Good Sized Gardens
- In Need of Some Updating
- Ample Room to Extend (Subject to PP)
- NO UPWARD CHAIN

Brought to the market this detached three bedroom bungalow, which, although requiring some updating, offers excellent potential for prospective purchasers to modernise, alter and extend, subject to the necessary PP and regulations. Situated within close proximity of the village centre with all its excellent amenities and facilities, the property is set within good-sized gardens and benefits from ample off-road parking, together with a double garage and workshop to the rear. Offered for sale with the considerable advantage of NO UPWARD CHAIN, this property presents an excellent opportunity for those seeking a bungalow with scope to create a home tailored to their own requirements.



Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk





The accommodation which has gas fired central heating together with uPVC sealed double glazed units throughout comprises :

RECEPTION HALL Having radiator with shelf over, telephone point, built-in shelved airing cupboard housing the hot water tank with immersion heater fitted, also with water softener, built-in double cloaks cupboard.

LOUNGE 18' 0" x 12' 6" (5.49m x 3.81m) Having feature fire surround and hearth with fitted coal-effect gas fire, two radiators, wall lights.

KITCHEN 12' 5" x 9' 1" (3.78m x 2.77m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Beko electric double oven and grill with four ring gas hob with extractor fan and light over, space and plumbing for washing machine and dishwasher, space for fridge. Part-tiled walls and side entrance door.

GARDEN ROOM 12' 8" x 11' 0" (3.86m x 3.35m) Having fitted coal-effect gas wall heater, TV point and uPVC sealed double glazed double doors opening into the rear covered patio area.

BEDROOM ONE 13' 4" x 8' 8" (4.06m x 2.64m) Having radiator, fitted range of wardrobes to one wall.

BEDROOM TWO 10' 11" x 9' 2" (3.33m x 2.79m) With views over the rear garden, radiator, fitted range of wardrobes to one wall.

BEDROOM THREE 8' 8" x 8' 7" (2.64m x 2.62m) Having two fitted two drawer bedside units with display shelves over and wall cupboards over the bed head, radiator.

BATHROOM 9' 2" x 8' 2" (2.79m x 2.49m) (Max) Having panelled bath with antique style shower mixer taps, also electric shower unit over with curtain and rail. Vanity hand basin and low level WC. Part-tiled walls, radiator, shaver point and access to the roof void.

OUTSIDE - CAR PORT 43' 0" x 12' 0" (13.11m x 3.66m) To the side of the property, which leads to the :

DOUBLE GARAGE 17' 3" x 16' 8" (5.26m x 5.08m) With up-and-over remote control roll-up door, power and light connected, together with wall cupboards and concrete slabbed flooring.

WORKSHOP 16' 6" x 10' 0" (5.03m x 3.05m) Behind the garage,

THE GARDENS The property is situated down Albany Road and within easy walking distance of the village centre and is set within large gardens approached over a long block paved driveway with turning area leading to the car-port and the garage. Lawn gardens mainly to the front and to the rear.

PART COVERED PATIO AREA 19' 0" x 3' 0" (5.79m x 0.91m) uPVC sealed double glazed, with outside light and slabbed flooring.

SUMMER HOUSE 7' 6" x 7' 6" (2.29m x 2.29m) Set within the rear garden and set on a slabbed base, glazed double doors to a covered slabbed patio area, overlooking the rear garden and towards the bungalow. Aluminum framed GREENHOUSE and the rear gardens are mainly laid to lawn with well established flower and shrub beds.

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

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWINGS - 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		