

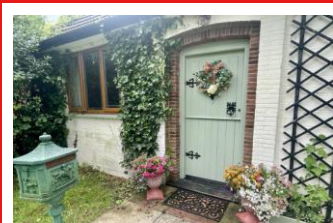


**Red Wing, Sandy Lane,
Woodhall Spa, LN10 6UR**
Offers in the region of £280,000



- Desirable Cottage Style Residence
- Well Presented Throughout
- Lounge, Conservatory, Large Kitchen
- 2 Bedrooms, Bathroom
- Ample Scope for Extension (Subject to PP)
- Generous Sized Garden

Walters offer to the market this well presented and desirable cottage style residence having ample room for extension, should this be required, (subject to Planning Permission). The property has oil fired central heating and uPVC sealed double glazed units, set within generous sized gardens and ample parking for several vehicles, situated in a semi-rural location on the outskirts of the village but within 2.2 miles of the village centre with its excellent facilities and amenities. The property has the benefit of NO UPWARD CHAIN.



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





RECEPTION HALL Having staircase to the large roof space, stable front entrance door, radiator, wall thermostat, telephone point.

LOUNGE 17' 8" x 9' 5" (5.38m x 2.87m) Having radiator, TV aerial lead, uPVC sealed double glazed double doors to the rear garden.



DINING KITCHEN 18' 4" x 10' 8" (5.59m x 3.25m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven and grill, four ring ceramic hob with extractor fan and light over, cupboard housing the oil fired boiler. Dishwasher, radiator, and uPVC sealed double glazed door to:

CONSERVATORY 11' 0" x 7' 8" (3.35m x 2.34m) Being part brick with side entrance door, worktops with base cupboard under with space and plumbing for washing machine and space for tumble dryer.

BEDROOM ONE 10' 7" x 10' 5" (3.23m x 3.18m) With

radiator, TV aerial point and free standing triple wardrobe.

BEDROOM TWO 10' 7" x 10' 5" (3.23m x 3.18m) With radiator.

BATHROOM 14' 0" x 6' 2" (4.27m x 1.88m) Having enclosed bath with shower mixer taps, vanity hand basin with shelved wall cupboard over, corner tiled shower cubicle and low level WC. Part tiled walls, in-set ceiling lights, radiator.

FIRST FLOOR - LARGE LOFT 23' 0" x 10' 6" (7.01m x 3.2m) (Approx) Ideal for conversion, (subject to Planning Permission and Building Regulations), which could provide a third bedroom with an en-suite and also housing the pre-lagged hot water tank with immersion heater fitted.

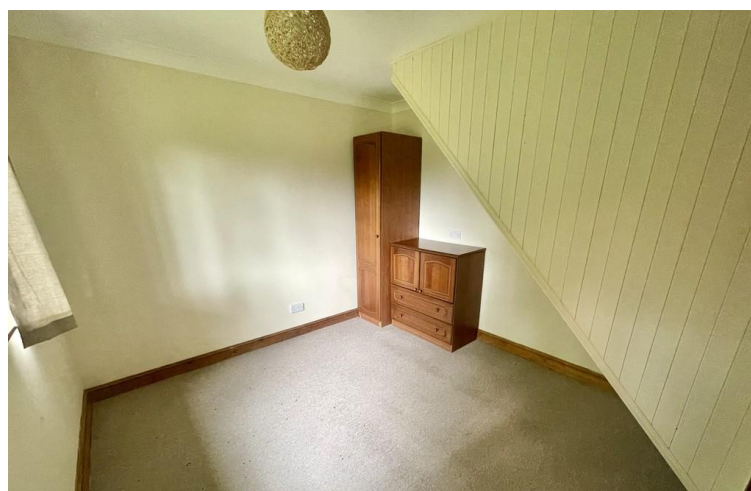
THE GARDENS The property is approached over a gravelled driveway providing ample parking for several vehicles, including caravan / motor home. To the front are lawned gardens and to the rear is a slabbed patio beyond which are further well established lawn gardens. There is ample scope for extension in the Agent's opinion and subject to the necessary Planning Permission and Building Regulation approval.

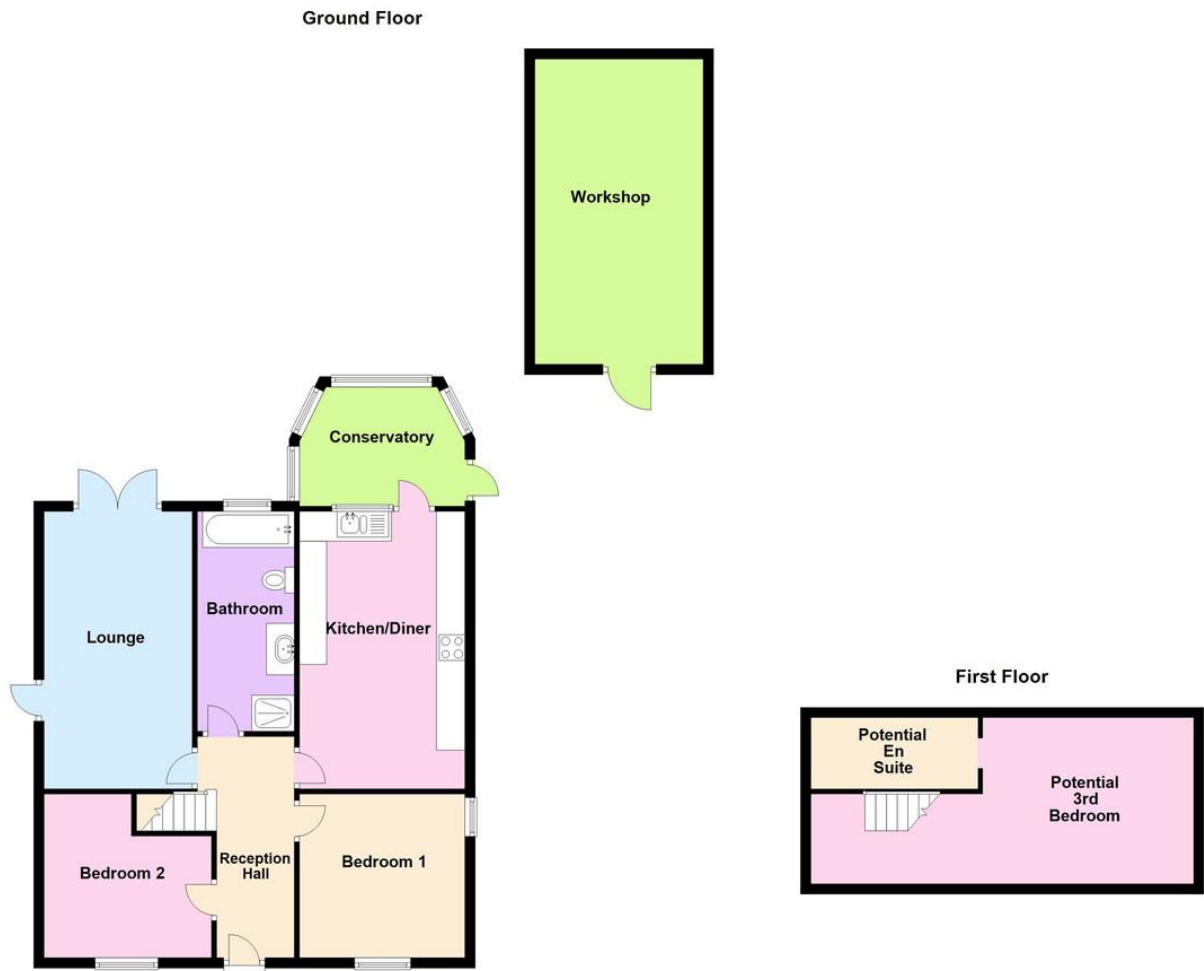
OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band C.

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

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 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.

