

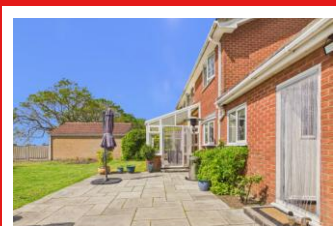


***39 Woodland Drive,  
Woodhall Spa, LN10 6YG  
Asking Price Of £575,000***



- Beautifully Appointed Family Home
- Prime Village Location
- Large Dining Kitchen with Conservatory off
- 4 Bedrooms (1 En-suite)
- Stunning Rural Rear Views
- NO UPWARD CHAIN

Situated in a prime village location with stunning south-east facing views over the adjoining countryside, this beautifully appointed and well-maintained detached four-bedroom family home offers both charm and practicality. Benefitting from gas-fired central heating and uPVC double glazing throughout, the property is set within generous gardens and includes a double garage with ample off-road parking. Offered to the market with NO UPWARD CHAIN, this is an exceptional opportunity to acquire a superb family home in a sought-after setting.



**Woodhall Spa - 01526 353185**  
[www.waltersstateagents.co.uk](http://www.waltersstateagents.co.uk)





**RECEPTION HALL** Having return staircase to the first floor with under stairs storage cupboard, double radiator, LVT flooring. **CLOAKROOM** off, having low level WC, corner pedestal hand basin with wall mirror over and LVT flooring.

**LOUNGE** 19' 5" x 11' 6" (5.92m x 3.51m) Having recessed fire surround and raised hearth housing the cast-iron multi-fuel burner, two radiators, in-set ceiling lights, TV point and LVT flooring.

**OFFICE** 8' 9" x 7' 4" (2.67m x 2.24m) Having radiator, LVT flooring, TV and telephone points.



**DINING KITCHEN** 30' 0" x 10' 2" (9.14m x 3.1m) (Max) Having 1½ bowl single drainer sink unit with range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted double oven and grill with microwave oven over, electric ceramic four ring induction hob, space for fridge/freezer, space and plumbing for dishwasher, two radiators. In-set ceiling lights, built-in shelved **PANTRY** cupboard, door to the utility room and glazed double doors to:

**CONSERVATORY** 16' 0" x 8' 0" (4.88m x 2.44m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear garden.

**UTILITY ROOM** 9' 5" x 7' 0" (2.87m x 2.13m) Having stainless steel in-set sink with worktops, cupboard under, space and plumbing for washing machine and tumble dryer, wall cupboards over. In-set ceiling lights, radiator, rear entrance door and door to the garage.

**FIRST FLOOR LANDING** With access to the roof void, built-in cupboard housing the gas fired combination boiler.

**BEDROOM ONE** 11' 6" x 9' 8" (3.51m x 2.95m) Having radiator and built-in triple wardrobe with sliding doors.

**EN-SUITE SHOWER ROOM** 9' 9" x 5' 4" (2.97m x 1.63m) Having large walk-in shower cubicle with sliding doors, vanity hand basin with double cupboard under and low level WC. Fully tiled walls, radiator, extractor fan and in-set ceiling lights.

**BEDROOM TWO** 10' 8" x 10' 2" (3.25m x 3.1m) Having radiator, built-in double wardrobe with sliding doors.

**BEDROOM THREE** 10' 8" x 9' 0" (3.25m x 2.74m) Having radiator and built-in single wardrobe.

**BEDROOM FOUR** 11' 8" x 6' 9" (3.56m x 2.06m) Having radiator and fitted single wardrobe.

**BATHROOM** 9' 8" x 6' 9" (2.95m x 2.06m) Having P-shaped panelled bath with shower over and side screen, pedestal hand basin and low level WC. Heated towel rail, illuminated wall mirror, in-set ceiling lights and extractor fan.

**OUTSIDE - GARAGE** 18' 0" x 18' 0" (5.49m x 5.49m) Having two up-and-over doors, inspection pit, electric car charging point and with power and light connected.

**THE GARDENS** The property is approached over a large gravel driveway providing ample parking, lawns to either side. Gated access leads to the south-east facing rear garden where there is a good sized lawn and slabbed patio areas and footpaths. Some stunning views over adjoining farmland. There is an aluminum framed GREENHOUSE, garden shed, masonry BBQ, outside cold water tap and lighting to the property.





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

**POSSESSION** - Vacant possession will be given on completion.

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

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.