

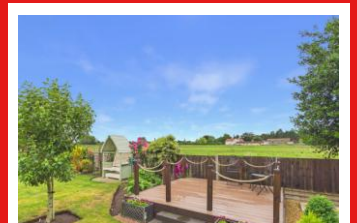
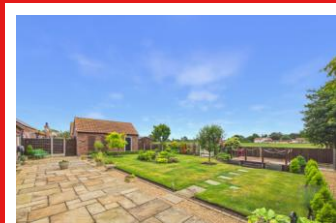
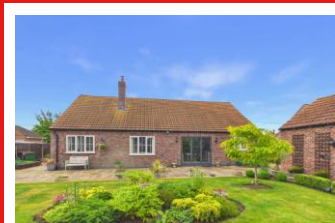


***Bay Tree Cottage, North Road,
Tattershall Thorpe, LN4 4PQ
Asking Price Of £480,000***



- Stunning Detached Modern Bungalow
- Finished to a High Specification
- Immaculately Presented & Maintained
- Fabulous Fitting Dining Kitchen
- 3 Double Bedrooms (2 En-suites)
- Large Garage, Landscaped Gardens

Presenting this exceptional modern bungalow, finished to an extremely high specification and presented in immaculate condition throughout. The property offers spacious and well-appointed accommodation, benefiting from energy-efficient underfloor heating served by an air-source heat pump, ensuring both comfort and efficiency. Set within beautifully maintained and colourful landscaped gardens, the bungalow enjoys a delightful outdoor setting, while to the rear there are stunning open views across adjoining farmland, providing a wonderful sense of peace and countryside living. This outstanding home combines high-quality finishes, generous living space, and an enviable location, making it an ideal purchase for a range of discerning buyers.



Woodhall Spa - 01526 353185
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The property has over 1700 sq ft of well presented accommodation, all rooms having individual thermostats to control temperature, together with high performance double glazing, solid Oak internal doors and an alarm system, the accommodation briefly comprises:

RECEPTION HALL Having built-in airing cupboard housing the hot water tank, access to the roof void over a loft ladder, loft part boarded with light.

LOUNGE 17' 5" x 14' 2" (5.31m x 4.32m) Having a recessed brick lined fireplace and raised slabbed hearth with wooden mantle over, housing the cast iron multi-fuel burner, TV and telephone points, double doors to the living dining kitchen.

L-SHAPED DINING KITCHEN 21' 9" x 21' 0" (6.63m x 6.4m) (Max). Having 1½ bowl in-set sink with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Integral electric fan assisted oven and grill with microwave oven over, four ring ceramic induction hob with extractor fan and light over, integral fridge and freezer, integral dishwasher, central island with cupboards under worktops. Part-tiled walls, in-set ceiling lights, built-in wine rack and sealed double glazed bi-folding doors to the rear patio and garden.

UTILITY ROOM 13' 6" x 5' 5" (4.11m x 1.65m) Having single

drainer sink unit with mixer taps and range of cupboards under worktops with fitted shelved storage cupboard, also housing the water softener. Space and plumbing for washing machine, space for tumble dryer, side entrance door, extractor fan and inset ceiling lights.

BEDROOM ONE 14' 4" x 14' 2" (4.37m x 4.32m) Having two built-in double wardrobes, wall lights and TV point.

EN-SUITE SHOWER ROOM 10' 0" x 7' 6" (3.05m x 2.29m) Having walk-in tiled shower cubicle with waterfall shower head, vanity hand basin, low level WC. Heated towel rail, wall mirror, shaver point, extractor fan.

BEDROOM TWO 13' 8" x 12' 7" (4.17m x 3.84m) Having walk-in storage cupboard, TV point.

EN-SUITE SHOWER ROOM 8' 9" x 3' 7" (2.67m x 1.09m) With walk-in shower cubicle with waterfall shower head, vanity hand basin and low level WC. Heated towel rail, shaver point, extractor fan.

BEDROOM THREE 12' 8" x 11' 3" (3.86m x 3.43m) At present used as a STUDY, with TV point.

BATHROOM 8' 3" x 7' 6" (2.51m x 2.29m) Having panelled bath with mixer taps and hand shower attachment, vanity hand basin, low level WC. Heated towel rail, extractor fan.

OUTSIDE - LARGE GARAGE 19' 6" x 14' 9" (5.94m x 4.5m) Having electric remote control up-and-over door, together with side personal door, power and light connected, and alarmed.

THE GARDENS The property is approached over a large gravel driveway with ample parking space, lawns to front with flower and shrub beds. To the rear, which is fully enclosed and private, is a substantial slabbed patio area with footpaths, shaped lawn garden with well stocked and colourful flower and shrub beds. Timber decking patio area beyond which are beautiful views over farmland, to the side of the property are two raised vegetable beds. Outside lights, power points.

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

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		93 A
81-91	B	84 B	
69-80	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.