

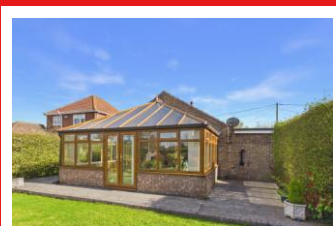


***'Milford' New End,***  
***Hemingby, LN9 5QQ***  
***Asking Price Of £215,000***



- Detached Two Bedroom Bungalow
- Set In Good Sized Gardens
- Ample Room to Extend (Subject to PP)
- In Need of Some Updating
- Quiet Village Location
- NO UPWARD CHAIN

Situated along a quiet no-through lane in this highly sought-after village, which benefits from a traditional village pub, this detached two-bedroom bungalow offers an excellent opportunity for improvement. The property requires some updating but stands within generous gardens, providing potential for rear alterations or extension (subject to planning permission). It further benefits from oil-fired central heating and uPVC double glazing throughout, and is offered to the market with no onward chain.



**Woodhall Spa - 01526 353185**  
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**SIDE RECEPTION HALL** With radiator, wall thermostat, telephone point, door chimes, built-in airing cupboard housing the pre-lagged hot water tank, built-in cloaks cupboard and access to the roof void via loft ladder.

**LOUNGE/DINER** 20' 9" x 20' 3" (6.32m x 6.17m) (Max) Overlooking the front garden with feature stone chimney breast with electric coal effect fire, three radiators, wall and centre lights.

**KITCHEN** 10' 5" x 9' 6" (3.18m x 2.9m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over and concealed lights. Built-in electric oven and grill with microwave oven over, four ring ceramic electric hob with extractor light and fan over. Integral dishwasher, space and plumbing for washing machine, uPVC sealed double glazed side entrance door, radiator.

**SHOWER ROOM** 6' 9" x 5' 4" (2.06m x 1.63m) Having fully tiled walls with corner shower cubicle with electric shower unit, pedestal hand basin and low level WC. Heated towel rail, illuminated wall mirror.

**BEDROOM ONE** 12' 7" x 11' 4" (3.84m x 3.45m) (Max)  
Having built-in double and single shelved cupboards, recess which is ideal for a free-standing wardrobe, radiator, rear window looking into the conservatory.



**BEDROOM TWO** 9' 0" x 9' 0" (2.74m x 2.74m) Having radiator, built-in shelved double cupboards and uPVC sliding doors to:

**CONSERVATORY** 18' 8" x 11' 3" (5.69m x 3.43m)  
Being part-brick with uPVC sealed double glazed windows and double doors to the rear garden, radiator.



**OUTSIDE - GARAGE** 15' 8" x 8' 4" (4.78m x 2.54m)  
Having remote electric roll-up door and side personal door, power and light, also housing the oil fired boiler.

**THE GARDENS** The property is approached over a paved driveway with footpaths to all sides of the bungalow. To the front are lawn gardens with flower beds to borders. To the rear are good sized lawn garden with well stocked flower and shrub beds together with a further area of garden with a timber and felt garden STORE SHED.

**OUTGOINGS** - The property is situated within the East Lindsey District council. Property 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 and curtains.

**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:** Walters'- 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		