



**31 St Andrews Walk,
Woodhall Spa, LN10 6PF
Asking Price Of £200,000**



- Semi-Detached Bungalow
- Sought After Location
- 2 Bedrooms, Conservatory
- Gardens with Parking
- Gas Central Heating, uPVC Units
- No Forward Chain

Situated in a delightful location with views to the front within this much sought after area of the village is this semi-detached two bedroom bungalow having a conservatory to the rear overlooking the private south-west facing gardens. There is off road parking, gas fired central heating, and uPVC sealed double glazed. The property is brought to the market with no forward chain.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185
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RECEPTION HALL Having radiator, telephone point, smoke detector, access to the roof void, built-in cupboard housing the gas fired wall mounted combination boiler. Built-in shelved airing cupboard with wall radiator.

LOUNGE 16' 5" x 11' 5" (5m x 3.48m) (Max) Having double radiator, TV aerial point, controls for central heating and hot water, uPVC sealed double glazed double doors to:

CONSERVATORY 8' 8" x 8' 6" (2.64m x 2.59m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear garden, ceiling fan light, ceramic tiled flooring, electric wall heater.



KITCHEN 10' 7" x 7' 6" (3.23m x 2.29m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven and grill with four ring gas hob with extractor fan and light over, Logik washing machine and separate tumble dryer, Ice King small fridge/freezer, part-tiled walls, in-set ceiling lights and side entrance door.

BEDROOM ONE 11' 4" x 9' 4" (3.45m x 2.84m) With radiator, TV aerial point.

BEDROOM TWO 11' 0" x 9' 3" (3.35m x 2.82m) With radiator.

SHOWER ROOM 6' 8" x 5' 8" (2.03m x 1.73m) Having corner tiled shower cubicle, pedestal hand basin and low level WC. In-set ceiling lights, extractor fan and shaver light and point.

THE GARDENS The property is approached over a tarmac driveway with parking area, slabbed footpaths and lawn garden to the front. Gated access leads to the side of the property where there is a further tarmac area with timber and felt garden store shed, leading to the rear garden. In the rear garden there is a slabbed patio area, beyond which are good sized lawn garden with shrubs to borders. There are outside light and cold water tap.

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

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 window blinds.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters





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.

EPC Graph to follow

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.