

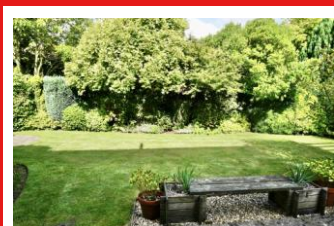
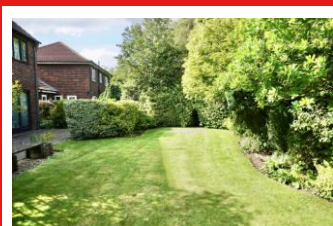


***3 Wentworth Way,
Woodhall Spa, LN10 6PG
Asking Price Of £465,000***



- Spacious Family Home
- 2 Reception Rooms
- 4 Double Bedrooms (1 en-suite)
- Attractive Private Gardens
- Discreet Private Location
- uPVC Units. Gas Central Heating

Situated in a discreet private location on this popular development, is this spacious detached family home having well presented and maintained accommodation which fully warrants and internal inspection. The property has gas fired central heating, uPVC units throughout and is set within private gardens of a convenient size, and also within easy walking distance of the village centre with all its excellent amenities and facilities.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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RECEPTION HALL Having staircase to the first floor with under stairs storage cupboard, radiator, wall thermostat, telephone point.

LOUNGE 17' 8" x 13' 0" (5.38m x 3.96m) Having feature fire surround and hearth with fitted coal effect gas fire, two radiators, feature bay window to the front elevation, dado rail, wall lights, TV aerial point. Glazed double doors lead into the:

DINING ROOM 12' 0" x 10' 0" (3.66m x 3.05m) Having dado rail, radiator, sealed double glazed sliding patio doors to the rear patio and garden.



KITCHEN 11' 8" x 9' 8" (3.56m x 2.95m) Having single drainer sink unit with mixer taps and range of fitted base cupboards and drawers under worktops with wall cupboards over. Built-in electric double oven and grill, four ring gas hob with extractor fan and light over, integral fridge, space and plumbing for washing machine, laminate flooring, part-tiled walls and radiator.

UTILITY ROOM 9' 0" x 8' 3" (2.74m x 2.51m) Having single drainer sink unit with mixer taps and double cupboard under together with space and plumbing for washing machine and space for tumble dryer. Further space for freezer, double radiator, laminate flooring, part-tiled walls, uPVC sealed double glazed side

entrance door and built-in shelved storage cupboard.

CLOAKROOM off, with low level WC, hand basin, radiator and laminate flooring.

FIRST FLOOR LANDING With built-in airing cupboard housing the hot water tank with immersion heater fitted, access to the roof void.

BEDROOM ONE 17' 9" x 13' 0" (5.41m x 3.96m) With radiator, TV and telephone points. EN-SUITE SHOWER ROOM Having walk-in shower cubicle, vanity hand basin with cupboard under and low level WC. Part-tiled walls, shaver point, heated towel rail and extractor fan.

BEDROOM TWO 14' 0" x 10' 0" (4.27m x 3.05m) With radiator and views over the front garden.

BEDROOM THREE 11' 9" x 11' 9" (3.58m x 3.58m) With radiator and views over the rear garden.

BEDROOM FOUR 11' 9" x 10' 0" (3.58m x 3.05m) (Max) With radiator and views over the rear garden.

BATHROOM 8' 3" x 8' 3" (2.51m x 2.51m) Having panelled bath, shower cubicle, vanity hand basin with cupboard under and low level WC. Part-tiled walls, shaver point, heated towel rail and wall mirror.

OUTSIDE - DOUBLE GARAGE 18' 6" x 17' 2" (5.64m x 5.23m) Having two up-and-over doors and rear personal door and power and light connected. There is also a cold water tap, water softener, gas fired wall mounted boiler and access to the roof space over the garage.

THE GARDENS The property is approached over a block paved driveway with gravelled garden to the front for ease of maintenance. Gated access leads to the fully enclosed and private rear garden with large slabbed patio area, part of which attracts the sun most of the day. Beyond are lawned gardens flanked by mature shrubs and trees.

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

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: 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.

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