

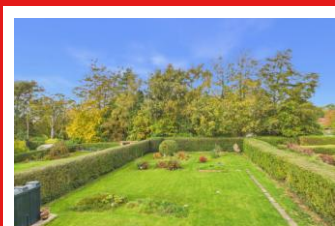
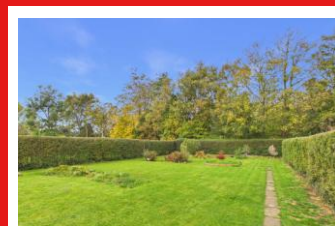


**'Tamworth' New End,**  
**Hemingby, LN9 5QQ**  
**Asking Price Of £399,950**



- Fully Renovated Family Home
- Well Appointed Dining Kitchen
- 3 Bedrooms (1 En-suite WC)
- Set In Good Sized Gardens
- Sought After Wolds Village
- Oil CH. uPVC Units Throughout

Walters are delighted to bring to the market this fully renovated detached family home, offering generously proportioned accommodation which is well maintained and attractively presented throughout. The property benefits from oil-fired central heating and uPVC sealed double-glazed units throughout. Externally, the home occupies a desirable position within this much sought-after Wolds village, set along a quiet no-through road and enjoying secure, well-maintained gardens, together with a garage and ample off-road parking.



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





**RECEPTION HALL** Having uPVC sealed double glazed front entrance door, staircase to the first floor with under stairs storage cupboard, radiator, wall thermostat, telephone point, door chimes, laminate flooring.

**LOUNGE** 19' 9" x 13' 7" (6.02m x 4.14m) Having feature inset fireplace and hearth with mantle over housing the cast iron log burner, recess over housing the TV, two double radiators, laminate flooring.



**L-SHAPED DINING KITCHEN** 19' 10" x 9' 6" (6.05m x 2.9m) Having 1½ bowl 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 double oven and grill with four ring ceramic hob with extractor fan and light over, radiator, bi-folding doors to the rear garden.

**UTILITY ROOM** 9' 0" x 4' 7" (2.74m x 1.4m) Having uPVC sealed double glazed entrance door, space for fridge/freezer, space and plumbing for washing machine.

**FAMILY BATHROOM** 11' 2" x 5' 5" (3.4m x 1.65m)

Accessed through sliding doors, comprising panelled bath with shower mixer taps, large walk-in shower cubicle with waterfall shower head, vanity hand basin, low level WC. Heated towel rail, part-tiled walls, in-set ceiling lights and built-in cupboard housing the hot water tank.

**FIRST FLOOR LANDING** Having access to the roof void, door to large eaves storage cupboards.

**BEDROOM ONE** 13' 8" x 11' 11" (4.17m x 3.63m) Having radiator, access to the roof void.

**BEDROOM TWO** 11' 3" x 7' 7" (3.43m x 2.31m) With radiator and sliding door to:

**EN-SUITE WC** 6' 11" x 2' 10" (2.11m x 0.86m) With low level WC, pedestal hand basin and in-set ceiling lights.

**BEDROOM THREE** 11' 1" x 9' 3" (3.38m x 2.82m) With radiator.

**OUTSIDE - ATTACHED GARAGE** 16' 7" x 9' 2" (5.05m x 2.79m) Having up-and-over door, power connected, also housing the oil-fired boiler.

**THE GARDENS** The property is approached through double wooden gates over a concrete driveway providing ample off-road parking with lawn garden. Gated access to either side leads to the good sized rear garden, mainly laid to lawn with in-set flower and shrub beds. Oil storage tank.

**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 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.

**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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         | 54 E      |
| 21-38 | F             | 35 F    |           |
| 1-20  | G             |         |           |