



*24 St. Andrews Walk,
Woodhall Spa, LN10 6PF
Asking Price Of £240,000*



- Modern Semi-Detached Home
- Well Presented Throughout
- Three Bedrooms, Bathroom
- Ample Off-Road Parking
- Good Sized Gardens
- NO UPWARD CHAIN

Walter's are delighted to offer to the market this beautifully presented and well-maintained three-bedroom semi-detached home, benefiting from uPVC double glazing throughout and gas-fired central heating. Occupying a generous plot with attractive gardens, the property enjoys a delightful open outlook to the front, while the conservatory overlooks the spacious rear garden, providing an ideal space to relax and entertain. The generous plot also offers ample scope for the erection of a garage, subject to the necessary planning permissions, together with off-road parking. Offered to the market with the added advantage of no onward chain, this is an excellent opportunity for first-time buyers, families and investors alike.



Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk





OPEN PORCH With power point. **RECEPTION HALL** Having staircase to the first floor, laminate flooring, double radiator, door chimes, telephone point and smoke detector.

CLOAKROOM Having low level WC, hand basin with tiled splash back, tiled floor, radiator and extractor fan.

LOUNGE 16' 5" x 11' 0" (5m x 3.35m) Having fitted coal effect gas fire in feature fire surround and hearth, double radiator, laminate flooring, TV and telephone points, uPVC sealed double glazed double doors to:



CONSERVATORY 13' 8" x 11' 5" (4.17m x 3.48m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear garden. Tiled floor, window and door blinds, ceiling fan light.

KITCHEN 11' 1" x 10' 6" (3.38m x 3.2m) Having single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in fan assisted oven and grill, four ring gas hob with extractor fan and light over, space and plumbing for washing machine, space and vent for tumble dryer, double radiator.

Gas fired wall mounted combination boiler, part-tiled walls, in-set ceiling lights, under stairs storage cupboard.

FIRST FLOOR LANDING With radiator, smoke detector.

BEDROOM ONE 11' 0" x 8' 3" (3.35m x 2.51m) Having radiator, TV point and built-in double wardrobe. Ceiling fan light.

BEDROOM TWO 8' 8" x 8' 1" (2.64m x 2.46m) (Plus access) Having radiator, built-in airing cupboard with radiator.

BEDROOM THREE 7' 9" x 6' 3" (2.36m x 1.91m) Having radiator and ceiling fan light.

BATHROOM 7' 6" x 4' 10" (2.29m x 1.47m) Having panelled bath with shower over and side screen, vanity hand basin and low level WC. Part-tiled walls, heated towel rail, extractor fan.

THE GARDENS The property is approached over a tarmac driveway providing off road parking for at least two vehicles, small front lawn garden, lovely outlook to the front over grassland. To the rear which is fully enclosed, is a good sized lawn garden with gated access, slabbed patio area, outside light and cold water tap, power point. Timber and felt garden **STORE SHED**.

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

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale are as 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		
81-91	B		84 B
69-80	C		
55-68	D	65 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.