Field House, 34 Kirkby Lane,
Woodhall Spa, LN10 6YZ
Asking Price Of £550,000

Walters ESTATE AGENTS

- Attractive Detached Family Home
- Stunning Location, Opposite a Woodland
- 2 Reception Rooms, Conservatory
- 4 Bedrooms, Bath & Shower Rooms
- Double Garage, Ample Room for Extension
- Beautiful, Completely Private Gardens

A highly desirable, individual, detached family home, situated towards the outskirts of the village and in a much sought after location. The property benefits from delightful, south facing rear gardens which are completely private in an idyllic and peaceful woodland setting with ample room for extension (if required, subject to PP). There is generous vehicular parking and located for lovely woodland walks directly opposite, with Ostlers Plantation a short walk away.

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

RICS Regulated by RICS

The accommodation has uPVC soffits and facias, uPVC sealed double glazed windows virtually throughout with gas fired central heating and solar panels providing hot water. Briefly comprising the following:

RECEPTION HALL With staircase to the first floor with under stairs storage cupboard, further built-in shelved storage cupboard, radiator, two telephone points.

LOUNGE 25' 9" x 11' 9" (7.85m x 3.58m) With feature fire surround and hearth, two covered radiators, aluminium framed sealed double glazed sliding patio doors to south facing garden. Glazed double doors open into:

BEDROOM FOUR 11' 4" x 8' 8" (3.45m x 2.64m) Which at present is used as a STUDY with radiator. Door to:

SHOWER ROOM off, having tiled shower cubicle with folding modesty doors, pedestal hand basin and low level WC. Extractor fan, electric wall fan heater, shaver light and point.

DINING ROOM 19' 7" x 9' 6" (5.97m x 2.9m) A lovely room, benefiting from overlooking the south facing garden, covered radiator, glazed double doors leading to the:

CONSERVATORY 11' 0" x 9' 7" (3.35m x 2.92m) Being part-brick with uPVC sealed double glazed windows and double doors leading to the garden. Wooden floor, radiator and ceiling fan light.

KITCHEN 14' 3" x 14' 0" (4.34m x 4.27m) (Max) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric double oven and grill, four ring gas hob with light over, space and plumbing for washing machine and tumble dryer, part-tiled walls. Double radiator, in-set ceiling lights, gas wall heater, walk-in shelved PANTRY CUPBOARD.

REAR ENTRANCE PORCH With uPVC sealed double glazed door to the garden and also housing the gas fired wall mounted boiler.

FIRST FLOOR LANDING With radiator, access to the roof void.

BEDROOM ONE 16' 0" x 10' 7" (4.88m x 3.23m) Having fitted range of wardrobes and drawers with wall cupboards over bed head, further built-in double wardrobe with double cupboard over, radiator.

BEDROOM TWO 10' 0" x 9' 7" (3.05m x 2.92m) Radiator and built-in shelved storage cupboard with double cupboard over.

BEDROOM THREE 9' 0" x 6' 5" (2.74m x 1.96m) With radiator.

BATHROOM 9' 0" x 6' 5" (2.74m x 1.96m) With panelled bath and antique style mixer taps, electric shower over with curtain and rail, pedestal hand basin and low level WC. Radiator, two wall cabinets, mirror wall cabinet, part-tiled walls, in-set ceiling lights, built-in airing cupboard housing the hot water tank with immersion heater fitted.

OUTSIDE - ATTACHED DOUBLE GARAGE 16' 4" x 14' 2" (4.98m x 4.32m) Having sliding wooden doors, power and light connected.

THE GARDENS The property is approached over a 'U'-shaped gravel driveway providing ample parking space and with central lawn and several mature, established Silver Birch and Oak trees together with rhododendron bushes. Access to the rear of the property is to either side through double wooden gates where there is a fully enclosed and private south facing garden, mainly laid to lawn and with mature leylandii and conifer hedging and mature Oak tree. Outside cold water tap and outside lights. Timber and felt SUMMER HOUSE and garden STORE SHED, also included in the sale. The Agent's consider that there is ample room for extension if required (subject to the necessary PP and Building Approvals).

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

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

POSSESSION - Vacant possession will be given on completion.

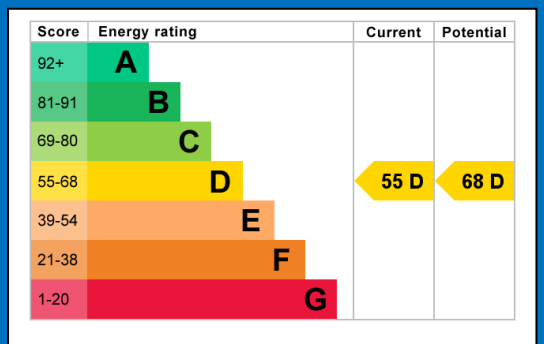
VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

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.



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