

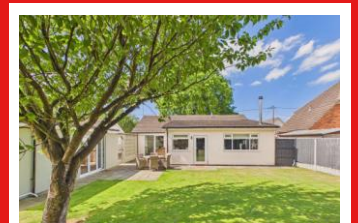
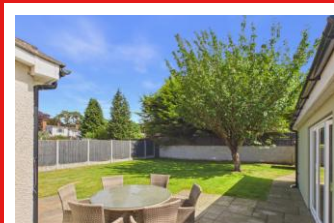


***102 Tor-o-Moor Road,
Woodhall Spa, LN10 6SB
Asking Price of £385,000***



- Beautifully Presented Detached Bungalow
- Living Dining Kitchen
- 3 Double Bedrooms (1 En-suite)
- Games Room with Utility Room
- Ample Off-Road Parking
- Delightful South-East Facing Gardens

Offering a highly desirable and beautifully presented detached bungalow, providing spacious accommodation ideally suited to modern contemporary living. Currently operating as a successful holiday let, the well-maintained accommodation is complemented by attractive gardens of a manageable size, with ample off-road parking to the front and private enclosed gardens to the rear. A particular feature of the property is the separate games room, offering excellent entertainment space for family and guests. Combining comfort, practicality and lifestyle appeal, this impressive bungalow presents an excellent opportunity for both owner-occupiers and investment purchasers alike.



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





OPEN ENTRANCE PORCH Outside light. **RECEPTION HALL** Having radiator, laminate timber flooring, glazed double doors to the lounge area and access to the roof void which also houses the gas fired combination boiler.

LIVING DINING KITCHEN - LOUNGE AREA 17' 2" x 9' 5" (5.23m x 2.87m) Having central wall with space for wall TV, access to either side to the dining kitchen, laminate timber flooring, radiator and in-set ceiling lights.

DINING KITCHEN 22' 3" x 10' 5" (6.78m x 3.18m) Having porcelain sink with antique style mixer taps, range of base cupboards and drawers under worktops with wall cupboards over. Central island with built-in fan assisted electric oven and grill, storage cupboards under, Bosch four ring electric ceramic hob with extractor fan and light over, integral fridge/freezer, integral slimline dishwasher. Rear entrance door, laminate timber flooring, radiator, and to one corner of the dining area on a raised hearth is the cast iron log burner. In-set ceiling lights.

BEDROOM ONE 15' 9" x 11' 7" (4.8m x 3.53m) (Measurements incorporating the en-suite). Having laminate timber flooring, radiator, in-set ceiling lights, uPVC sealed double glazed sliding patio doors to the rear garden.

EN-SUITE SHOWER ROOM Approached through a sliding

entrance door with corner shower cubicle with waterfall shower head, hand basin and low level WC. Tiled floor, shaver point, heated towel rail, extractor fan and in-set ceiling lights.

BEDROOM TWO 12' 0" x 11' 9" (3.66m x 3.58m) Having radiator, laminate timber flooring, window shutter blinds.

BEDROOM THREE 14' 0" x 11' 0" (4.27m x 3.35m) Having radiator, laminate timber flooring and window shutter blinds.

BATHROOM 7' 8" x 5' 9" (2.34m x 1.75m) Having a P-shaped panelled bath with central mixer taps and shower over with waterfall shower head, hand basin and low level WC. Shaver point, extractor fan, part-tiled walls, laminate timber floor and shutter window blinds.

OUTSIDE - FORMER GARAGE 17' 9" x 9' 6" (5.41m x 2.9m) Now converted into the **GAMES ROOM** with laminate timber flooring, electric wall heater, in-set ceiling lights and bi-folding doors opening onto the rear garden. Door to:

UTILITY ROOM 9' 5" x 4' 0" (2.87m x 1.22m) Having stainless steel single drainer sink unit with mixer taps and storage cupboards under worktops with space for washing machine and tumble dryer.

THE GARDENS The property is approached over a tarmac driveway allowing ample parking space to both front and side with gravelled garden and shrub beds to borders. To the rear, which is fully enclosed, is a slabbed patio area and footpaths with lawn garden and gravel area behind the games room with timber and felt garden **STORE SHED**.

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

POSSESSION - Vacant possession will be given on completion, but is **ONLY AVAILABLE FROM OCTOBER 2026**, as the property is currently used as a **HOLIDAY LET**.

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

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters. **THE ONLY TIME SLOT AVAILABLE FOR VIEWINGS IS FRIDAY BETWEEN 3 - 30PM.** (Due to the property being a successful holiday let).





Floor 0 Building 1

Approximate total area⁽¹⁾
1231 ft²



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

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.