



*7 Arnhem Way,  
Woodhall Spa, LN10 6TJ  
Offers In Region Of £450,000*



- Detached 3 Bedroom Bungalow
- 2 Reception Rooms
- Prime Village Location
- Set in Large Gardens
- Ample Room to Extend (Subject to PP)
- NO UPWARD CHAIN

Situated in a prime and highly sought-after village location, just a short distance from the village centre, this detached three-bedroom bungalow occupies a generous plot with extensive gardens and offers excellent potential for extension or further development, subject to the necessary planning permissions. Offered to the market with the added advantage of no upward chain, this is a rare opportunity to acquire a property with significant scope in a desirable setting.



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





#### ENCLOSED ENTRANCE PORCH

**RECEPTION HALL** With radiator, telephone point, built-in double cloaks cupboard, two built-in storage cupboards, access to the roof void, via a loft ladder, loft being part boarded and houses the gas fired combination boiler.

**LOUNGE** 18' 9" x 11' 4" (5.72m x 3.45m) Having feature bow window overlooking the front garden, radiator. Door to:

**DINING ROOM** 10' 9" x 9' 9" (3.28m x 2.97m) With radiator, views over rear garden, access to:

**KITCHEN** 10' 8" x 10' 8" (3.25m x 3.25m) Having stainless steel single drainer sink unit with mixer tap, range of base cupboards and drawers under worktops will wall and storage cupboards above. Built-in gas oven and grill with microwave oven over, four ring gas hob with extractor fan and light over, space and plumbing for washing machine. Tiled flooring, part-tiled walls, radiator and door leading to:

**REAR PORCH** Being uPVC sealed double glazed with tiled floor and door to the rear garden.

**BEDROOM ONE** 14' 6" x 10' 0" (4.42m x 3.05m) Having two single built-in wardrobes and built-in double wardrobe. Radiator.

**BEDROOM TWO** 11' 5" x 11' 0" (3.48m x 3.35m) Having built-in double wardrobe, radiator.

**BEDROOM THREE** 10' 6" x 9' 4" (3.2m x 2.84m) With radiator.

**SHOWER ROOM** Having fully tiled walls and flooring, walk-in shower cubicle with electric shower unit, sliding door, pedestal hand basin, radiator. **SEPARATE WC** having low level WC, fully tiled walls, radiator.

**OUTSIDE - GARAGE** 21' 5" x 8' 5" (6.53m x 2.57m) Having electric remote control roll-up door and side personal door, power and light connected, cold water tap.

**THE GARDENS** The property is approached over a resin driveway with ample parking space, open plan lawn garden. To the rear, which is fully enclosed and private, is a substantial slabbed patio area, beyond which are large lawn gardens with **GREENHOUSE**. **GARDEN STORE SHED** 13' 8" x 9' 7" (4.17m x 2.92m)

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

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





Approximate total area<sup>(1)</sup>  
1261 ft<sup>2</sup>

(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.

**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		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		