



***7 Kenmore Drive,
Woodhall Spa, LN10 6BB
Asking Price Of £375,000***



- Desirable Family Home
- Well Appointed Dining Kitchen
- 3 Bedrooms (1 En-suite)
- Garage & Off-Road Parking
- Gas CH. uPVC Units
- Convenient Sized Gardens

Offered to the market and situated within this popular residential location, this desirable three-bedroom detached family home provides well-presented and spacious accommodation throughout. The property features a well-appointed dining kitchen with a conservatory leading off, creating an ideal space for family living and entertaining. Externally, the home enjoys conveniently sized gardens, together with a garage and ample off-road parking to the front. Conveniently located close to local amenities, schools, and transport links, this attractive property is expected to appeal to a wide range of buyers.



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





RECEPTION HALL Having staircase to the first floor with under stairs storage cupboard, radiator, telephone point.

LOUNGE 14' 8" x 11' 8" (4.47m x 3.56m) Having feature fire surround and hearth with fitted coal effect gas fire (not in use). Feature bay window, two radiators, TV and telephone points. Open access to:

DINING KITCHEN 20' 9" x 13' 4" (6.32m x 4.06m) (Max) Having 1½ bowl single drainer sink unit with mixer spray tap and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven with microwave oven over, four ring ceramic hob with extractor fan and light over. Integral fridge and freezer, two radiators, in-set ceiling lights and uPVC sealed double glazed double doors to:

CONSERVATORY 10' 0" x 9' 5" (3.05m x 2.87m) Being part-brick with uPVC sealed double glazed windows and double door to the rear garden.

UTILITY ROOM 6' 8" x 4' 9" (2.03m x 1.45m) Having stainless steel single drainer sink unit with cupboard under,

space and plumbing for washing machine, radiator, uPVC sealed double glazed side entrance door.

CLOAKROOM Having low level WC, corner hand basin and radiator.

FIRST FLOOR LANDING Having access to the roof void and built-in shelved storage cupboard.

BEDROOM ONE 12' 0" x 11' 8" (3.66m x 3.56m) Having two double fitted wardrobes, radiator.

EN-SUITE SHOWER ROOM Having fully tiled walls with shower cubicle, vanity hand basin and low level WC. Heated towel rail, shaver point, extractor fan.

BEDROOM TWO 10' 9" x 9' 8" (3.28m x 2.95m) (Plus access) Having fitted range of wardrobes and radiator.

BEDROOM THREE 8' 3" x 7' 7" (2.51m x 2.31m) With radiator.

BATHROOM 8' 4" x 6' 2" (2.54m x 1.88m) Having panelled bath, vanity hand basin, low level WC. Part-tiled walls, radiator, shaver point, extractor fan and in-set ceiling lights.

OUTSIDE - GARAGE 16' 0" x 8' 8" (4.88m x 2.64m) Having up-and-over door and with power and light connected, also housing the gas fired wall mounted combination boiler.

THE GARDENS The property is approached over a gravel driveway allowing for off-road parking, slabbed footpaths, lawn garden with Beech hedging. Gated access leads to the rear garden, where there is a slabbed footpaths and lawn gardens with gravelled area.

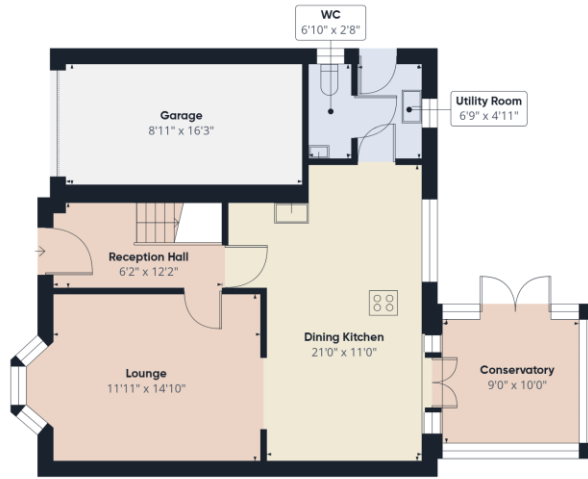
OUTGOINGS - The property is situated within the East Lindsey District Council. Property Band C.

POSSESSION - Vacant possession will be given on completion.

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

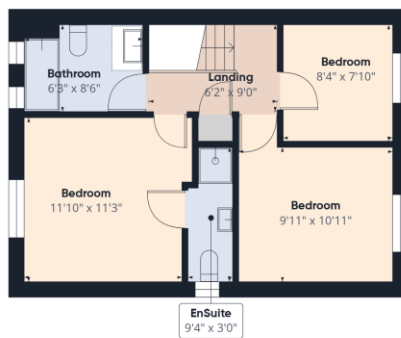
VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters





Floor 0

Approximate total area^m
1258 ft²



Floor 1



(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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		