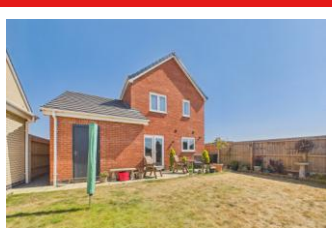
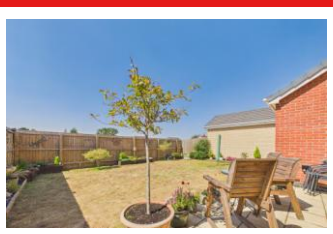
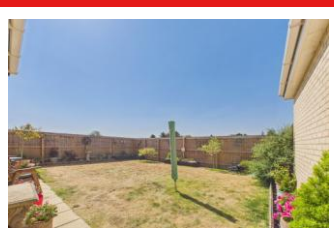
16 Cedar Way,
Woodhall Spa, LN10 6AN
Asking Price Of £328,000

Walters ESTATE AGENTS

- Immaculate, Modern Family Home
- Set in New Development on Village Outskirts
- 3 Bedrooms (1 En-suite)
- Garage & Off-Road Parking
- Convenient Sized Gardens
- Gas CH. uPVC Units Throughout

Offered to the market is this beautiful, immaculately presented detached modern family home with the benefit of the remaining warranty, situated on this desirable new development on the outskirts of this popular village. Offering stylish and low maintenance living, the property is ideal for a range of buyers seeking a peaceful, yet well connected setting. The accommodation boasts three generous sized bedrooms, one en-suite. The heart of the home is the well appointed dining kitchen featuring quality fittings and double doors opening onto the fully enclosed rear garden, perfect for outdoor entertaining and relaxing.

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

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SIDE RECEPTION HALL Having return staircase to the first floor, radiator, built-in double cloaks cupboard with interior shelving and hanging rail. CLOAKROOM having low level WC, hand basin with cupboard under, extractor fan, radiator.

LOUNGE 16' 3" x 10' 2" (4.95m x 3.1m) Having radiator, feature bay window to the front elevation, TV and telephone points.

DINING KITCHEN 16' 3" x 11' 3" (4.95m x 3.43m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops with wall cupboards over and concealed lights. Built-in electric fan assisted double oven and grill, 5 ring ceramic hob with extractor fan and light over, integral fridge and freezer, integral dishwasher and washing machine, radiator, in-set ceiling lights. Cupboard housing the gas fired wall mounted combination boiler, uPVC sealed double glazed double patio doors to the rear garden.

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

BEDROOM ONE 13' 2" x 11' 2" (4.01m x 3.4m) (Including feature bay window), with radiator, built-in wardrobes and central sliding door to:

EN-SUITE SHOWER ROOM 10' 2" x 3' 9" (3.1m x 1.14m) Having large tiled shower cubicle with waterfall shower head, hand basin with cupboard under, low level WC. Heated towel rail, in-set ceiling lights, extractor fan.

BEDROOM TWO 11' 3" x 9' 2" (3.43m x 2.79m) With radiator, TV point.

BEDROOM THREE 11' 3" x 6' 8" (3.43m x 2.03m) With radiator, TV point.

BATHROOM 6' 9" x 6' 3" (2.06m x 1.91m) Having panelled bath, shower over and side screen, hand basin with cupboard under, low level WC. Part-tiled walls, extractor fan, in-set ceiling lights, heated towel rail.

OUTSIDE - GARAGE 18' 5" x 9' 4" (5.61m x 2.84m) Having up-and-over and rear personal door. Power and light connected.

THE GARDENS The property is approached over a block paved driveway with parking and open-plan front garden. Gated access to either side leads to the fully enclosed rear south-west facing garden with slabbed patio area, lawns and raised flower beds. Outside cold water tap, power point and lights to the property.

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

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

POSSESSION - Vacant possession will be given on completion.

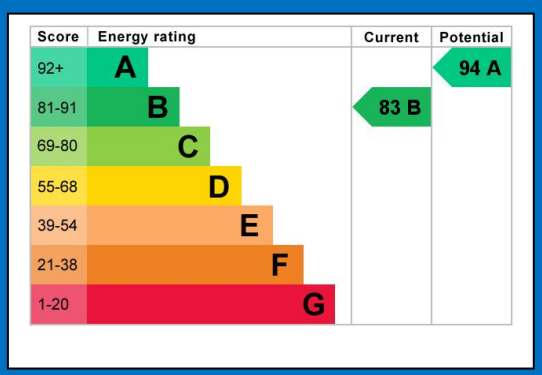
VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters

Floor plans are to show layout only and not dawn 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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