



***32 Tor O Moor Road,
Woodhall Spa, LN10 6TD
Asking Price Of £699,500***



- Beautifully Presented Family Home
- Immaculate Condition Throughout
- 2 Reception Rooms, Kitchen & Utility
- 4 Double Bedrooms (1 En-suite)
- Single & Double Garages
- Stunning South Facing Garden

A Beautifully Presented Detached Family Home in a Sought-After Village Location - Offered to the market is this immaculately maintained detached family home, nestled in a highly desirable area of the village. The property enjoys stunning, private south-facing gardens complemented by a substantial sun terrace-ideal for relaxing or entertaining. Finished to a high standard throughout, the home benefits from uPVC double glazing and gas-fired central heating, ensuring comfort and efficiency year-round. An internal inspection is highly recommended to fully appreciate the quality and setting of this exceptional property.



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





ENCLOSED ENTRANCE PORCH With glazed double doors opening into the: RECEPTION HALL Having return staircase to the first floor with under stairs storage cupboard, radiator, wall thermostat, Karndean wood effect flooring, built-in shelved storage cupboard with plumbing for water softener and also housing the gas fired wall mounted combination boiler. CLOAKROOM Having low level WC, vanity hand basin, heated towel rail, extractor fan, part-tiled walls and tiled floor.

LOUNGE 17' 0" x 15' 7" (5.18m x 4.75m) Having a reconstituted stone fire surround and hearth with Ancaster stone in-set and lighting with point for a gas fire, two radiators, TV and telephone points, Intu thermal window and door blinds, uPVC sealed double glazed double doors to rear patio and garden.



DINING ROOM 16' 7" x 10' 11" (5.05m x 3.33m) (Max) Having feature bay window to the front elevation with radiator, feature fire surround and hearth with fitted electric coal effect fire, TV point, wall light points and glazed double doors to:

BREAKFAST KITCHEN 20' 6" x 11' 8" (6.25m x 3.56m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps with built-in water filter, and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. AEG electric fan assisted oven and grill with AEG microwave combination oven over, AEG four ring gas hob with extractor fan and light above, integral dishwasher, central island with cupboards and drawers under

worktops. Tiled floor, part-tiled walls, telephone point, two radiators, TV point, in-set ceiling lights, Intu thermal window and door blinds, and uPVC sealed double glazed double doors to the rear patio and garden.

UTILITY ROOM 16' 1" x 6' 6" (4.9m x 1.98m) 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, space and plumbing for washing machine, space for tumble dryer, tiled floor. Part-tiled walls, radiator, door to the double garage and rear entrance stable door.

BEDROOM ONE 13' 8" x 10' 3" (4.17m x 3.12m) Having built-in range of wardrobes to one wall, radiator, TV point.

EN-SUITE BATHROOM 8' 0" x 6' 0" (2.44m x 1.83m) Having panelled bath with shower mixer taps with side screen, vanity hand basin with cupboards and drawers under and low level WC. Fully tiled walls and floor, extractor fan, heated towel rail and in-set ceiling lights.

BEDROOM TWO 11' 0" x 10' 5" (3.35m x 3.18m) Currently used as an OFFICE with radiator, TV and telephone points.

FIRST FLOOR - GALLERIED LANDING With radiator, part-sloping ceiling with Velux window.

BEDROOM THREE 16' 0" x 10' 3" (4.88m x 3.12m) Having part-sloping ceiling, one with Velux window, built-in wardrobe and alcove storage space, radiator.

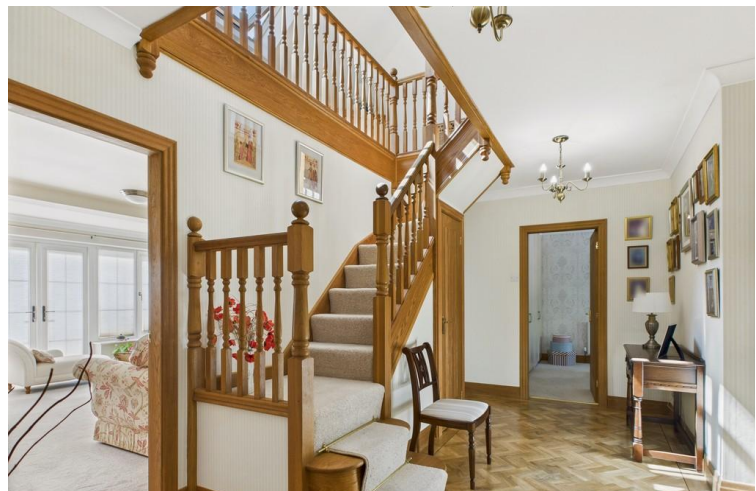
BEDROOM FOUR 16' 0" x 15' 6" (4.88m x 4.72m) Having fitted range of wardrobes and drawers, two fitted double wardrobes with matching bed side units and headboard, radiator, part-sloping ceiling and one with Velux window.

BATHROOM 9' 2" x 6' 5" (2.79m x 1.96m) Having panelled bath, corner shower cubicle with electric shower unit, vanity hand basin with cupboards and drawers under and low level WC. Fully tiled walls, wall mirror with light over, heated towel rail, extractor fan and shaver point.

OUTSIDE - DOUBLE GARAGE 18' 6" x 16' 4" (5.64m x 4.98m) Having electric up-and-over insulated sectional door and with power and light connected.

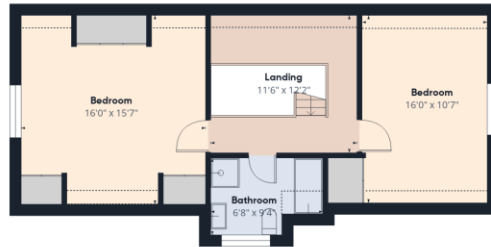
SINGLE GARAGE 16' 6" x 8' 4" (5.03m x 2.54m) Having electric up-and-over insulated sectional door, rear personal door and with power and light connected.

THE GARDENS The property is approached over a 'U' shaped tarmac driveway providing ample parking space and with central lawn with flower and shrub beds to borders with gravel areas for ease of maintenance. To the rear is a good sized fully enclosed private south-facing garden with large slabbed SUN TERRACE with steps down to a lawn garden with footpaths and well stocked and colourful flower and shrub beds. Wildlife pond, raised flower beds set to the rear of the gardens with gravelled areas. Timber and felt storage shed and SUMMER HOUSE also included in the sale.





Floor 0



Floor 1

Approximate total area⁽¹⁾
2391 ft²
Reduced headroom
71 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

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

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. The property has mains gas, electricity, water and drainage.

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.

