



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



- Spacious Detached Family Home
- 2 Reception Rooms, Large Conservatory
- 5 Bedrooms, 1 En-suite
- Garage, Off-Road Parking
- Large Timber Outbuilding/Recreation Room
- NO UPWARD CHAIN

Walter's offer to the market this spacious five-bedroom detached family home, situated within this popular residential development. Occupying a generous plot with conveniently sized gardens, the property also benefits from a substantial timber outbuilding/recreation room located within the rear garden, offering excellent versatility for a variety of uses. The property has the significant advantage of no upward chain, ensuring a smoother purchasing process. This attractive family home offers spacious accommodation and excellent outdoor space, making it an ideal choice for growing families.



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





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

LOUNGE 14' 8" x 11' 9" (4.47m x 3.58m) Having feature fire surround and hearth with fitted coal effect gas fire, two radiators, feature bay window to front elevation, TV and telephone points and glazed double doors to:

DINING ROOM 10' 9" x 9' 8" (3.28m x 2.95m) Having radiator, uPVC sealed double glazed double doors to the conservatory.

CONSERVATORY 20' 0" x 10' 0" (6.1m x 3.05m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear garden, radiator, and open access to:



KITCHEN 10' 9" x 10' 7" (3.28m x 3.23m) (Max) 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 and concealed lights. Built-in electric double oven and grill, four ring gas hob with extractor fan and light over, in-set ceiling lights.

UTILITY ROOM 6' 8" x 5' 0" (2.03m x 1.52m) Having stainless steel single drainer sink unit with mixer taps, cupboard under, radiator, uPVC sealed double glazed side entrance door, door to:

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

FIRST FLOOR LANDING Having built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted. Access to the roof void.

BEDROOM ONE 11' 9" x 11' 9" (3.58m x 3.58m) With radiator, telephone point.

EN-SUITE SHOWER ROOM Having tiled shower cubicle, folding doors, pedestal hand basin, low level WC. Part-tiled walls, radiator, shaver point, extractor fan.

BEDROOM TWO 11' 0" x 9' 8" (3.35m x 2.95m) With radiator.

BEDROOM THREE 15' 9" x 8' 5" (4.8m x 2.57m) With radiator.

BEDROOM FOUR 8' 9" x 8' 3" (2.67m x 2.51m) With radiator.

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

BATHROOM 8' 3" x 6' 3" (2.51m x 1.91m) Having panelled bath with shower mixer taps, vanity hand basin, low level WC. Radiator, part-tiled walls, illuminated wall mirror, shaver point, extractor fan.

OUTSIDE - GARAGE 16' 5" x 8' 7" (5m x 2.62m) Having up-and-over door with power and light connected, also housing the gas fired wall mounted boiler.

THE GARDENS The property is approached over a gravel driveway with parking and small front lawn with Beech hedging. To the rear, which is fully enclosed, is a slabbed patio area, beyond which are lawn gardens.

OUTBUILDING/RECREATION ROOM Timber and felt, divided into two. The first room 19' 0" x 9' 5" (5.79m x 2.87m) with double doors. The other room 9' 5" x 6' 6" (2.87m x 1.98m) with single door.

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

POSSESSION - Vacant possession will be given on completion.

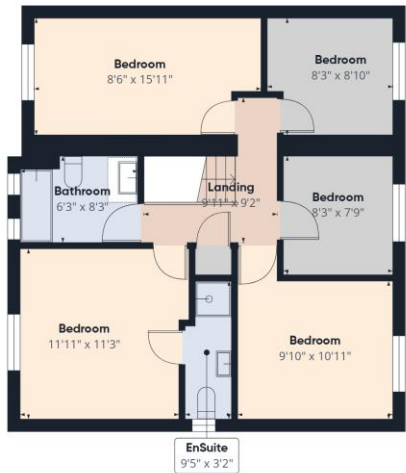
FIXTURES AND FITTINGS - All those detailed are included in the sale are as the fitted carpets.

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





Floor 0



Floor 1

Approximate total area^m
1567 ft²

(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	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		