



**14 Kirkby Lane,  
Woodhall Spa, LN10 6SA  
Asking Price Of £250,000**



- Semi-Detached Family Home
- Lounge, Dining kitchen, Utility
- 3 Bedrooms, Bathroom
- Garage, Convenient Sized Gardens
- uPVC Windows. Gas Central Heating
- NO UPWARD CHAIN

Situated in one of the village's most sought-after locations, this attractive semi-detached three-bedroom family home benefits from uPVC sealed double-glazed windows and gas-fired central heating throughout. The property is set within convenient sized gardens and includes a single garage along with ample off-road parking. Ideally positioned within walking distance of the village centre, residents can enjoy convenient access to a wide range of excellent local amenities and facilities. Offered to the market with the significant advantage of no upward chain, this home presents an excellent opportunity for a smooth and straightforward purchase.



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





**RECEPTION HALL** Having staircase to the first floor, tiled floor, radiator and built-in part shelved storage cupboard.

**LARGE WALK-IN STORAGE ROOM** 7' 0" x 2' 6" (2.13m x 0.76m) Tiled floor and which formally was a cloakroom.

**LOUNGE** 17' 4" x 13' 8" (5.28m x 4.17m) (Max) Having feature fire surround and hearth with fitted electric coal effect fire, radiator, uPVC sealed double glazed sliding patio doors.

**DINING KITCHEN** 17' 0" x 9' 8" (5.18m x 2.95m) (Max) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric oven and grill, four ring gas hob with extractor fan and light over, tiled floor. Double radiator, open access to the DINING AREA with radiator and side entrance stable door.

**UTILITY ROOM** 7' 1" x 5' 8" (2.16m x 1.73m) Having tiled floor, space and plumbing for washing machine, radiator and gas fired wall mounted combination boiler.

**FIRST FLOOR LANDING** With access to the roof void.

**BEDROOM ONE** 11' 9" x 10' 0" (3.58m x 3.05m) Having fitted range of wardrobes and drawers to one wall, radiator.

**BEDROOM TWO** 10' 9" x 9' 9" (3.28m x 2.97m) With radiator and walk-in wardrobe.

**BEDROOM THREE** 10' 5" x 7' 0" (3.18m x 2.13m) With radiator.

**BATHROOM** 6' 9" x 5' 4" (2.06m x 1.63m) Having panelled bath with electric shower over and side screen, vanity hand basin and low level WC. Tiled walls, heated towel rail.

**THE GARDENS** The property is approached over a gravel driveway with ample off-road parking with shaped lawn garden and shrub beds. Gated access to the side leading to the **DETACHED GARAGE** 13' 9" x 9' 8" (4.19m x 2.95m) having double doors and with power and light connected. Fully enclosed rear garden being southwest facing with slabbed patio areas, lawn garden, together with a timber and felt garden **SUMMER HOUSE**.

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

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

**POSSESSION** - Vacant possession will be given on completion.

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





Floor plans are to show layout only and are 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.

**EPC GRAPH TO FOLLOW**

**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.