



**19 Turnberry Drive,
Woodhall Spa, LN10 6UE
Asking Price Of £425,000**



- Very Spacious Detached Bungalow
- 2 Reception Rooms, Large Dining Kitchen
- 3/4 Bedrooms (1 En-suite)
- Double Garage, Private Rear Gardens
- Gas CH. uPVC Units Throughout
- NO UPWARD CHAIN

Offered to the market is this exceptionally spacious detached modern bungalow, occupying a prime and private position within the village. The property offers well-proportioned accommodation and benefits from gas-fired central heating, a burglar alarm system and uPVC sealed double glazing throughout. Externally, the property enjoys good-sized gardens together with ample off-road parking and a large double garage. An excellent opportunity for those seeking a spacious bungalow in a desirable village setting, the property is offered for sale with the considerable advantage of NO UPWARD CHAIN.



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





RECEPTION HALL Having radiator, telephone point, access to the roof void, built-in cloaks cupboard and built-in shelved airing cupboard, glazed double doors to:

LOUNGE 16' 10" x 14' 6" (5.13m x 4.42m) Having feature fire surround and hearth with fitted coal-effect gas fire, two radiators, window blinds, TV point and feature bay window to the front elevation.

BREAKFAST KITCHEN 16' 3" x 13' 0" (4.95m x 3.96m) 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 fan assisted electric oven with microwave oven over, four ring electric ceramic hob with extractor fan and light over. Integral fridge, and integral dishwasher, built-in wine rack, radiator, TV point and in-set ceiling lights.

UTILITY ROOM 8' 4" x 6' 0" (2.54m x 1.83m) Having worktops with cupboards under, space and plumbing for washing machine, space for freezer, extractor fan, radiator, and uPVC sealed double glazed rear entrance door.

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



DINING ROOM/BEDROOM FOUR 11' 10" x 9' 11" (3.61m x 3.02m) Having radiator, TV aerial lead, uPVC sealed double glazed sliding patio doors to the rear garden.

BEDROOM ONE 13' 5" x 11' 10" (4.09m x 3.61m) Having fitted triple wardrobe, radiator, feature bay window to the front elevation. TV and telephone points.

EN-SUITE SHOWER ROOM Having tiled shower cubicle with sliding doors, pedestal hand basin with wall cabinet over, low level WC. Radiator, part-tiled walls, shaver point and extractor fan.

BEDROOM TWO 11' 11" x 11' 6" (3.63m x 3.51m) Having radiator, TV and telephone points.

BEDROOM THREE 9' 10" x 9' 3" (3m x 2.82m) Having fitted triple wardrobe to one wall with sliding doors, radiator, TV point.

SHOWER ROOM Having large walk-in shower cubicle, pedestal hand basin and low level WC. Part-tiled walls, shaver point, radiator, extractor fan and former shower cubicle which is now used as a storage space.

OUTSIDE - DOUBLE GARAGE 17' 6" x 16' 11" (5.33m x 5.16m) Having two up-and-over doors and with personal door, power and light, also housing the gas fired wall mounted combination boiler.

THE GARDENS The property is situated on a corner plot with block paved driveway, leading to the garage with off-road parking, lawn gardens to the front and side. Gated access to either side to a fully enclosed and private rear garden with slabbed patio areas and footpaths, timber decking area with Pergola and further gravelled area for ease of maintenance. Outside light and cold water tap.

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

POSSESSION - Vacant possession will be given on completion.

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

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





Approximate total area^m
1648 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 plan is 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		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		