



***163 Witham Road,
Woodhall Spa, LN10 6RB
Offers In Region Of £495,000***



- Desirable Modern Bungalow
- Well Appointed Living Dining Kitchen
- 3 Double Bedrooms (1 En-suite)
- Double Garage, Ample Parking
- Large, South Facing Enclosed Gardens
- Gas Central Heating, uPVC Units, Solar Panels

Completed in July 2021, this spacious detached three bedroom bungalow still has the benefit of the remaining NHBC Certificate, situated towards the outskirts of the village and set well back from Witham Road in large and spacious low maintenance gardens. The property has a double garage and ample parking space available. There is gas fired central heating, uPVC units and solar panels to the property.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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SPACIOUS RECEPTION HALL Having radiator, telephone point, smoke detector, access to the roof void, storage cupboard and built-in airing cupboard housing the hot water tank with immersion heater.

LOUNGE 16' 2" x 13' 0" (4.93m x 3.96m) Having feature fire surround and hearth with fitted coal effect gas fire, two radiators, feature bay window to the front elevation, wall thermostat, TV and telephone points.



LIVING DINING KITCHEN 18' 0" x 16' 2" (5.49m x 4.93m) (Average) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Built-in electric double oven and grill, four ring gas hob with extractor fan and light over, integral dishwasher, integral fridge and separate freezer, two radiators, tiled flooring. TV point, built-in shelved PANTRY cupboard, inset ceiling lights and uPVC sealed double glazed double doors to the rear south facing garden.

UTILITY ROOM 8' 4" x 6' 0" (2.54m x 1.83m) Having

stainless steel single drainer sink unit with mixer taps, two base cupboards with space and plumbing for washing machine, rear entrance door, tiled floor, gas fired wall mounted boiler.

BEDROOM ONE 13' 5" x 11' 3" (4.09m x 3.43m) Having feature bay window to the front elevation, radiator, two TV points and built-in single wardrobe. **EN-SUITE SHOWER ROOM** 11' 3" x 3' 6" (3.43m x 1.07m) Having large shower cubicle, pedestal hand basin and low level WC. Extractor fan, in-set ceiling lights, heated towel rail and shaver point.

BEDROOM TWO 11' 8" x 10' 9" (3.56m x 3.28m) With radiator and TV point.

BEDROOM THREE 11' 8" x 8' 9" (3.56m x 2.67m) With radiator, TV and telephone points.

BATHROOM 10' 9" x 7' 4" (3.28m x 2.24m) Having panelled bath, corner shower cubicle, pedestal hand basin and low level WC. Part-tiled walls, extractor fan, heated towel rail and shaver point.

OUTSIDE - DOUBLE GARAGE 17' 6" x 17' 1" (5.33m x 5.21m) Having two up-and-over doors and side personal door and with power and light connected.

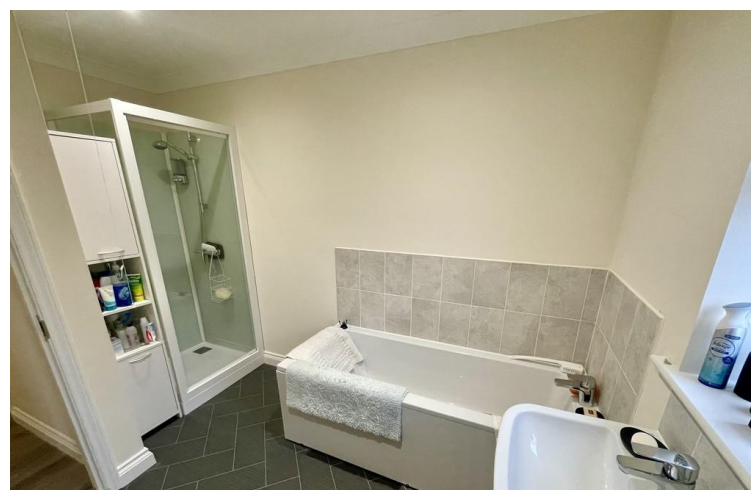
GARDENS The property is approached over a gravel driveway with ample parking space fronting the garage. Slabbed footpaths and open plan lawn garden to the front. Side access leads to a fully enclosed rear garden with slabbed patio area and footpaths, central lawn flanked by gravel areas for ease of maintenance, in-set shrubs and ornamental trees.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band D. There is also an **ANNUAL SERVICE CHARGE OF £180** per annum for the upkeep of the front general areas. There are solar panels to the property providing electricity.

POSSESSION - Vacant possession will be given on completion.

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

VIEWING - Strictly and only by prior appointment to the 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.

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.

