



Hotchkin Gardens, Woodhall Spa LN10 6AQ

welcome to

Hotchkin Gardens, Woodhall Spa

Beautifully presented detached bungalow, tucked away at the end of a quiet over 55's cul-de-sac in Woodhall Spa. Features a block paved driveway, garage, enclosed garden, spacious lounge, modern kitchen diner, utility, ensuite to master, solar panels and easy access to local amenities. NO CHAIN.



Entrance Hall

Having an electric heater and access to the loft.

Lounge

There is an electric heater, TV point, bay window to the side and two further windows to the front.

Kitchen Diner

Fitted with a range of wall and base units with work surfacing over, composite sink, integrated cooker, induction hob, integrated fridge freezer, breakfast bar, LVT flooring, electric heater, patio doors to the rear and window to the front.

Utility

Having base units with work surfacing over, plumbing for washing machine, LVT flooring and window to the front.

Bedroom One

There is a walk-in wardrobe, electric heater and window to the side.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail, tiled flooring and window to the side.

Bedroom Two

Having an electric heater and bay window to the side.

Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail, tiled flooring and window to the rear.

Outside Front

To the front of the property there is a block paved driveway.

Garage

The over-sized garage has an up and over door.

Rear Garden

The enclosed rear garden has a lawn, patio and shed.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Hotchkin Gardens, Woodhall Spa

- Detached bungalow suitable for over 55's
- Less than two years old - still under warranty
- Solar panels providing annual income
- Ensuite to master & walk-in wardrobe
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH113233 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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