

2 Forrestry Cottages, Kirkby Lane, Woodhall Spa, LN10 6YY
Asking Price Of £275,000

Walters ESTATE AGENTS

- Stunning Woodland Location
- 3 Bedroom Semi-Detached Cottage
- Downstairs Shower Room, Upstairs Bathroom
- Generous Sized Gardens
- Outer Outskirts Of Village
- uPVC Double Glazed. Central Heating

Offered to the market is this charming three-bedroom semi-detached cottage, enjoying an idyllic woodland setting with a number of picturesque walks close by. The property is complemented by generous, secluded gardens, offering excellent scope for extension, subject to the necessary Planning Permission, together with ample off-road parking. Despite its peaceful rural setting, the property is conveniently situated within approximately two miles of the village centre, providing a good range of essential amenities and facilities.






Woodhall Spa - 01526 353185
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The neighbouring rural village of Kirkby-on-Bain is also close at hand, offering a well-regarded Primary School and popular village pub. An ideal opportunity for those seeking a characterful home in a tranquil countryside location, whilst remaining within easy reach of everyday amenities.

ENTRANCE LOBBY With timber flooring, staircase to the first floor.

LOUNGE 17' 9" x 10' 9" (5.41m x 3.28m) Having cast-iron log burner on a raised hearth heating the central heating, timber flooring, dado rail, telephone point, wall lights.

DINING KITCHEN 17' 9" x 10' 9" (5.41m x 3.28m) Having single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops. Built-in electric fan assisted double oven and grill, five ring Calor gas hob with extractor fan and light over, covered radiator, tiled floor, part-tiled walls with part-panelled walls, walk-in shelved PANTRY CUPBOARD with tiled floor. Tiled walls and with power and light.

REAR UTILITY AREA 8' 6" x 7' 2" (2.59m x 2.18m) (Max)

Having space and plumbing for washing machine, vent for tumble dryer, part-panelled walls with dado rail, front and rear entrance doors, pine boarded ceiling, walk-in storage cupboard and door to :

SHOWER ROOM 5' 4" x 4' 8" (1.63m x 1.42m) Having fully tiled floor and walls, corner shower cubicle with electric shower unit, hand basin, low level WC. Pine boarded ceiling, radiator.

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

BEDROOM ONE 12' 9" x 9' 7" (3.89m x 2.92m) (Including recess) Radiator.

BEDROOM TWO 12' 9" x 12' 0" (3.89m x 3.66m) (Including recess) Radiator.

BEDROOM THREE 7' 9" x 7' 9" (2.36m x 2.36m) Radiator, built-in single wardrobe.

BATHROOM 7' 9" x 5' 5" (2.36m x 1.65m) Having fully tiled walls and floor with panelled bath, antique style mixer taps, vanity hand basin and low level WC. Pine boarded ceiling, radiator.

THE GARDENS The property is approached through double wooden gates opening into the front garden with gravel driveway and parking, lawn garden with LOG STORE AREA, well stocked flower beds. Fully enclosed rear garden with patio areas, lawns, timber and felt garden STORE SHED. Outside lights, cold water tap.

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

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

POSSESSION - Vacant possession will be given on completion.

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







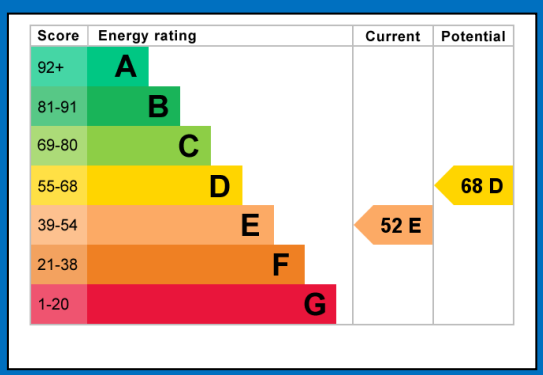




MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) 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.



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