



**24 Heather Close,
Woodhall Spa, LN10 6YD
Asking Price Of £315,000**



- Detached Bungalow in Prime Residential Location
- Quiet Cul-de-Sac Location
- 2 Bedrooms (1 En-suite)
- Requires Updating
- Gardens with Rural Rear Views
- NO UPWARD CHAIN

Offered for sale with NO UPWARD CHAIN, this detached two-bedroom bungalow is tucked away in a peaceful cul-de-sac within a highly desirable residential location. Set in manageable gardens with open rural views across farmland to the rear, the property offers excellent potential for improvement. Benefits include uPVC double glazing, gas central heating, and a recently replaced roof (2024), making this an ideal opportunity for buyers seeking a well-located home with scope to add value.



**Woodhall Spa - 01526 353185
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SIDE ENTRANCE PORCH With uPVC sealed double glazed double doors, tiled floor, light and uPVC sealed double glazed entrance door to:

RECEPTION HALL Having radiator, wall thermostat, door chimes and built-in shelved airing cupboard housing the pre-lagged hot water tank with immersion heater fitted.

LOUNGE/DINER 23' 0" x 14' 5" (7.01m x 4.39m) (Max) Having two radiators, TV and telephone points, uPVC sealed double glazed sliding patio doors to:

CONSERVATORY 12' 0" x 8' 0" (3.66m x 2.44m) Being uPVC sealed double glazed with two single doors to either side to the rear patio, wall lights, electric wall heater, tiled floor and views over the rear garden and farmland beyond.

KITCHEN 13' 7" x 10' 0" (4.14m x 3.05m) Having stainless steel double drainer sink unit and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric oven, four ring induction hob with extractor fan and light over, fully tiled walls, radiator and open archway to:



UTILITY ROOM 7' 8" x 4' 8" (2.34m x 1.42m) Having stainless steel single drainer sink unit with cupboard under, space and plumbing for washing machine, single wall cupboard, radiator, fully tiled walls, access to the roof void and uPVC sealed double glazed side entrance door.

BEDROOM ONE 14' 9" x 10' 0" (4.5m x 3.05m) Having radiator, fitted double wardrobe with sliding mirror doors, further side double wardrobe with three drawers under. EN-SUITE SHOWER ROOM Having fully tiled walls and floor, shower cubicle with folding doors, hand basin and low level WC. Radiator, wall mirror, wall light, extractor fan.

BEDROOM TWO 10' 0" x 9' 0" (3.05m x 2.74m) With radiator, telephone point and fitted double wardrobe with sliding mirror doors.

SHOWER ROOM 9' 1" x 7' 1" (2.77m x 2.16m) Having fully tiled walls and flooring, walk-in double shower cubicle, vanity hand basin, low level WC. Wall mirror, shaver point and light, radiator. Extractor fan.

OUTSIDE - GARAGE 16' 3" x 8' 4" (4.95m x 2.54m) Having electric roll-up door and side personal door, wall cupboards, also housing the gas fired wall mounted boiler.

THE GARDENS The property has a block paved driveway fronting the garage together with a gravel front garden having in-set shrubs. Slabbed footpaths to either side with gated access leading to the fully enclosed rear garden which is tiered with patio areas to either side, one with a timber and felt garden STORE SHED. Steps down lead to a lawn garden with SUMMER HOUSE and further steps down lead to a gravelled garden area.

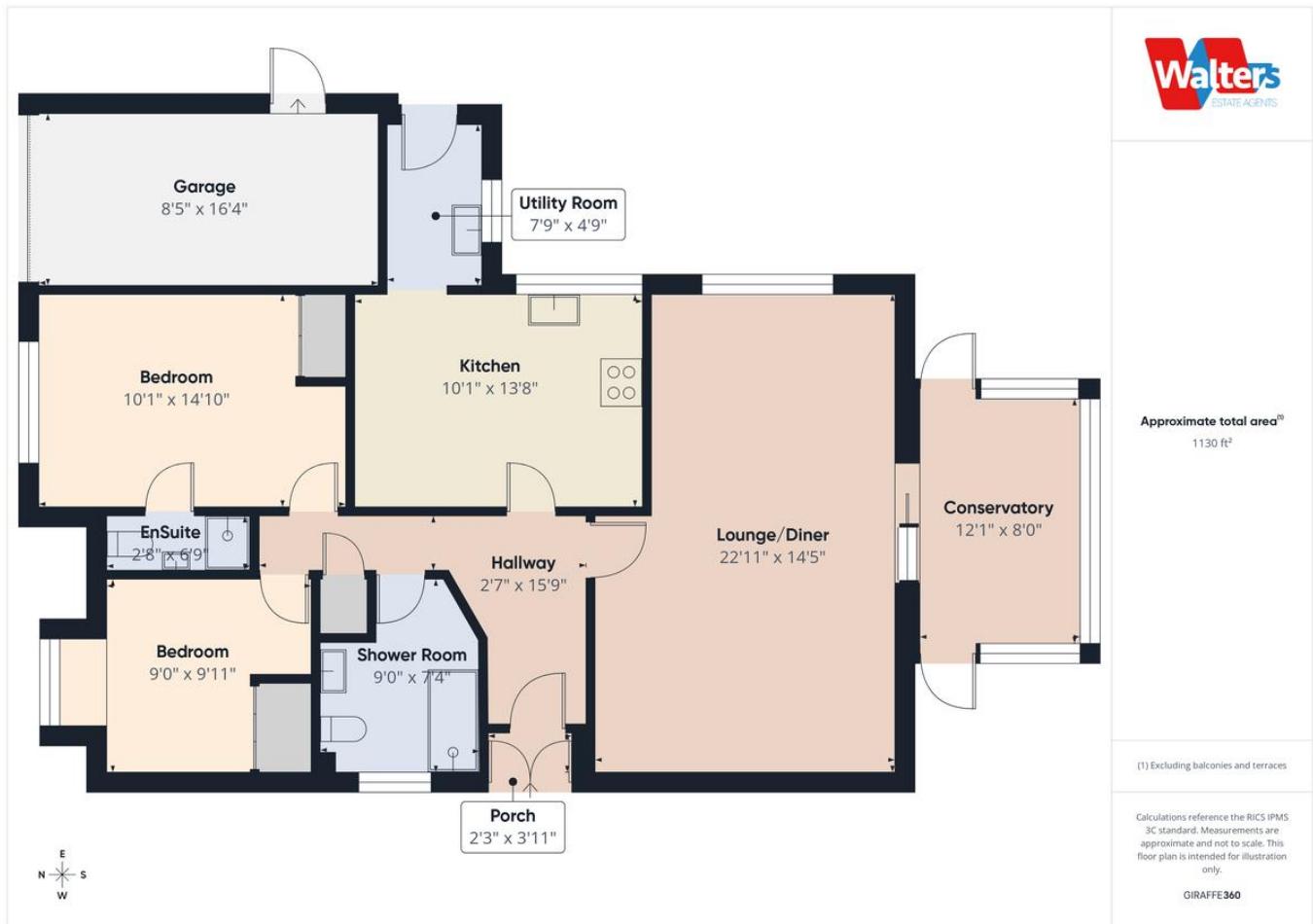
OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band D.

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 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.