



**3 Oak Close,  
Woodhall Spa, LN10 6YE  
Asking Price Of £425,000**



- Spacious, Individual Bungalow
- 2 Reception Rooms, Conservatory
- 3 Double Bedrooms, Shower Room
- Good Sized Garden, Garage
- In Need of Updating
- **NO ONWARD CHAIN**

Situated in a Quiet Cul-de-Sac – Prime Village Location – No Onward Chain. Occupying a plot within a quiet cul-de-sac in this highly sought-after village location, this detached three-bedroom bungalow presents an excellent opportunity for prospective purchasers. The property benefits from gas-fired central heating and uPVC double glazing throughout. While some updating is required, it offers fantastic potential to create a superb family home tailored to individual tastes. Set within good-sized gardens, there is ample scope for extension, subject to the necessary Planning Permission. Offered to the market with **NO ONWARD CHAIN**.



**Woodhall Spa - 01526 353185**  
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**RECEPTION HALL** Having radiator, wall thermostat, telephone point, coats rail, access to the roof void. Built-in airing cupboard housing the gas fired wall mounted combination boiler.

**LOUNGE** 19' 9" x 11' 9" (6.02m x 3.58m) Having feature stone fire surround and tiled hearth with coal-effect gas fire, double and single radiators, wall and ceiling lights, TV point and open access to:

**DINING ROOM** 9' 7" x 9' 7" (2.92m x 2.92m) Having radiator, wall and centre lights, uPVC sealed double glazed sliding patio doors to:

**CONSERVATORY** 12' 9" x 11' 0" (3.89m x 3.35m) Being part-brick with uPVC sealed double glazed windows together with single and double doors to the rear garden, laminate flooring, ceiling fan light and door to the garage.

**KITCHEN** 12' 5" x 9' 7" (3.78m x 2.92m) Having stainless steel single drainer sink unit with cupboard and drawers under worktops with wall cupboards over. Free standing electric cooker, space and plumbing for washing machine,



double radiator and door to the rear garden.

**BEDROOM ONE** 15' 6" x 11' 7" (4.72m x 3.53m) Having radiator and built-in triple wardrobe with sliding doors.

**BEDROOM TWO** 12' 5" x 10' 0" (3.78m x 3.05m) Having free standing range of wardrobes with central dressing table with drawers under and mirror over, radiator.

**BEDROOM THREE** 11' 8" x 10' 0" (3.56m x 3.05m) Having radiator, telephone point and built-in double wardrobe with sliding doors.

**SHOWER ROOM** 9' 9" x 8' 6" (2.97m x 2.59m) Having large walk-in shower cubicle, pedestal hand basin and low level WC. Radiator and in-set ceiling lights.

**OUTSIDE - GARAGE** 22' 0" x 8' 9" (6.71m x 2.67m) Having electric up-and-over door, wall shelving, power and light.

**THE GARDENS** The property is approached over a block paved driveway with front lawn. Slabbed footpaths lead to the good sized rear garden, mainly laid to lawn.

**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.

**VIEWING** - Strictly and only by prior appointment to be 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.

