

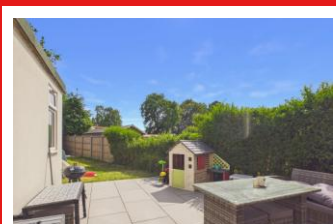


*The Old Polic House, 1 The Broadway,
Woodhall Spa, LN10 6RY
Asking Price Of £369,950*



- Immaculately Presented Family Home
- Highly Desirable Location
- 2 Reception Rooms
- 3 Bedrooms, 2 Bath/Shower Rooms
- Convenient Sized Gardens. Ample Parking
- uPVC Units. Gas CH. NO CHAIN

Offered to the market with NO UPWARD CHAIN is this immaculately presented and beautifully maintained detached family home, perfectly suited to contemporary modern living. The spacious and versatile accommodation briefly comprises two well-proportioned reception rooms, a generous breakfast kitchen, utility room and ground floor shower room. To the first floor are three double bedrooms and a modern family bathroom. Externally, the property benefits from ample off-road parking to the front, while to the rear enjoys conveniently sized, south-facing gardens - ideal for relaxing and entertaining.



Woodhall Spa - 01526 353185
www.waltersstateagents.co.uk





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

SNUG/DINING ROOM 12' 7" x 9' 5" (3.84m x 2.87m)
Having laminate flooring, radiator and telephone point.

LOUNGE 17' 6" x 11' 0" (5.33m x 3.35m) Having recess housing the electric log-effect burner, covered radiator, laminate flooring, part-panelled walls.

BREAKFAST KITCHEN 16' 3" x 7' 5" (4.95m x 2.26m)
Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards under worktops, built-in electric fan assisted oven and grill with four ring electric ceramic hob with extractor fan and light over. Integral dishwasher, integral fridge and freezer, small breakfast bar, radiator, inset ceiling lights and under stairs storage cupboard. Access to:

REAR ENTRANCE HALL With tiled floor, radiator and stable door to the rear garden. Further doorway leading to the **SMALL HALLWAY** with tiled floor and radiator which leads to:

UTILITY ROOM 7' 5" x 5' 1" (2.26m x 1.55m) Having tiled floor, worktops with space and plumbing under for washing machine and tumble dryer, fitted shelved storage units.

SHOWER ROOM 6' 8" x 3' 9" (2.03m x 1.14m) Having fully tiled walls and flooring, with walk-in shower cubicle with sliding door, pedestal hand basin and low level WC. Heated towel rail, extractor fan.

FIRST FLOOR LANDING Laminate flooring, radiator and access to the roof void via a loft ladder, also housing the gas fired combination boiler.

BEDROOM ONE 12' 9" x 9' 8" (3.89m x 2.95m) Having laminate flooring, radiator and built-in wardrobe.

BEDROOM TWO 11' 0" x 10' 8" (3.35m x 3.25m) Having laminate flooring, radiator and two built-in wardrobes.

BEDROOM THREE 9' 9" x 7' 4" (2.97m x 2.24m) Having laminate flooring, radiator.

BATHROOM 8' 0" x 6' 4" (2.44m x 1.93m) Having panelled bath with shower over and side screen, vanity hand basin, low level WC. Fully tiled walls, extractor fan, heated towel rail and built-in shelved storage cupboard.

THE GARDENS The property has a large gravel driveway allowing for ample off-road parking, slabbed footpaths and lawn garden. To the rear, which is fully enclosed, are south-facing gardens with slabbed patio area, beyond which are lawn gardens. There is an outside cold water tap and lights to the property.

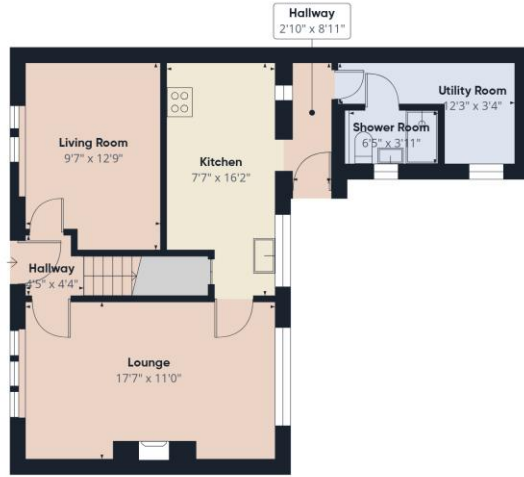
OUTGOINGS - The property is situated within the East Lindsey District Council - Property Band B.

POSSESSION - Vacant possession will be given on completion.

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

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





Floor 0



Floor 1



Approximate total area^m
1009 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		