

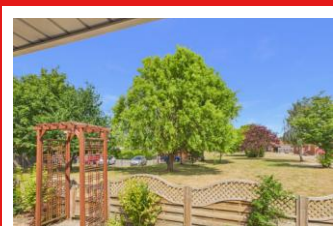
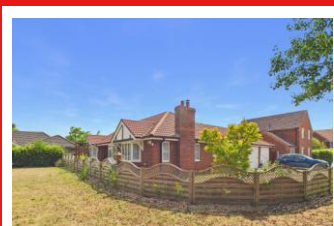


**10 Kenmore Drive,
Woodhall Spa, LN10 6BB
Offers In Region Of £480,000**



- Immaculately Maintained Bungalow
- Prime Position with Lovely Front Outlook
- 2 Reception Rooms, Large Breakfast Kitchen
- 3/4 Double Bedrooms (1 En-suite)
- Double Garage, Delightful Gardens
- New Gas Central Heating, uPVC Units

Beautifully presented and immaculately maintained, this detached modern bungalow occupies a prime and private position within the village, enjoying attractive open grassland views to the front. The property benefits from a newly installed gas-fired central heating system (2025) and uPVC double-glazed windows throughout, ensuring comfort and energy efficiency. Set within beautifully colourful gardens, the home also offers ample off-road parking and a double garage. Early viewing is highly recommended by the selling agent to fully appreciate the property's superb location, excellent presentation, and generous accommodation.



Woodhall Spa - 01526 353185
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The accommodation has had all ceilings re-plastered.

ENCLOSED ENTRANCE PORCH With uPVC sealed double glazed entrance door and door to: RECEPTION HALL Having a new solid non-scratch timber flooring, radiator, controls for central heating and hot water, smoke detector, telephone point, access to the roof void via loft ladder, built-in cloaks cupboard with interior shelf and hanging rail, built-in airing cupboard with shelving. Glazed double doors opening into:

LOUNGE 16' 8" x 14' 3" (5.08m x 4.34m) Having feature fire surround with in-set cast iron log burner, two radiators, feature bay window with lovely views to the front grassland, laminate flooring, TV and telephone points.

BREAKFAST KITCHEN 16' 2" x 13' 2" (4.93m x 4.01m) Having stainless steel single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops with matching wall cupboards over with concealed lights. Neff built-in electric fan assisted double oven and grill, four ring electric ceramic hob with extractor fan and light over, integral dishwasher, part-tiled walls. Radiator, TV aerial point and in-set ceiling lights.

UTILITY ROOM 8' 3" x 6' 1" (2.51m x 1.85m) Having stainless steel single drainer sink unit with mixer taps and cupboard under, space and plumbing for washing machine and tumble dryer,

radiator, extractor fan, space for American style fridge/freezer. Door to boot room and door to ENCLOSED ENTRANCE PORCH with sliding doors to the garden.

BOOT ROOM Having tiled floor and uPVC sealed double glazed door to the side garden.

DINING ROOM 11' 5" x 9' 8" (3.48m x 2.95m) Which could be used as a fourth bedroom, having laminate flooring, radiator, TV aerial point and uPVC door to the rear patio and garden.

BEDROOM ONE 12' 5" x 11' 6" (3.78m x 3.51m) Having fitted range of wardrobes with interior shelves and hanging rail, drawers, feature bay window with views over the grassland, laminate flooring, radiator, telephone point and air conditioning wall unit. **EN-SUITE WC** with vanity hand basin and cupboard under and wall mirror over, low level WC. Heated towel rail, tiled floor, part-tiled walls, extractor fan and shaver point. There is still plumbing for a shower (if required).

BEDROOM TWO 11' 8" x 11' 6" (3.56m x 3.51m) Having free-standing range of wardrobes with interior shelf and hanging rail, matching dressing table and three drawer unit, together with two bedside three drawer units. Radiator, laminate flooring.

BEDROOM THREE 9' 8" x 9' 1" (2.95m x 2.77m) Having radiator, laminate flooring and TV point.

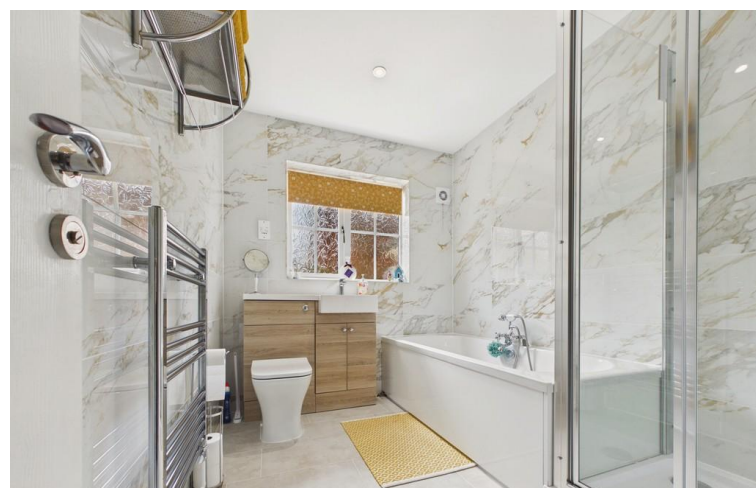
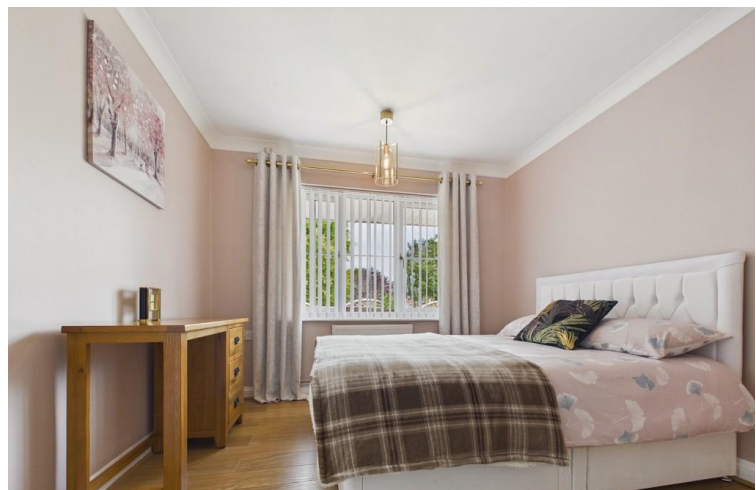
BATHROOM Having been completely re-fitted, having fully tiled walls and floor with enclosed bath with central shower antique style mixer taps, shower cubicle, vanity hand basin and low level WC. Heated towel rail, shaver point, extractor fan and in-set ceiling lights.

OUTSIDE - DOUBLE GARAGE 17' 5" x 17' 4" (5.31m x 5.28m) Having two remote control roll-up electric doors, rear personal door, power and light connected, housing the newly fitted (2025) gas fired wall mounted combination boiler.

THE GARDENS The property is approached over a block paved driveway with parking area, gravelled area fronting the garage. Slabbed footpaths with lawn garden lead to the front of the property, flower and shrub beds and the outlook over the grassland to the front. Fully enclosed south-facing rear garden with slabbed patio area, part covered by a canopy, further lawn gardens with timber and felt **SUMMER HOUSE** with double wooden doors and power connected. Outside lights.

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

POSSESSION - Vacant possession will be given on completion.





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		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		