



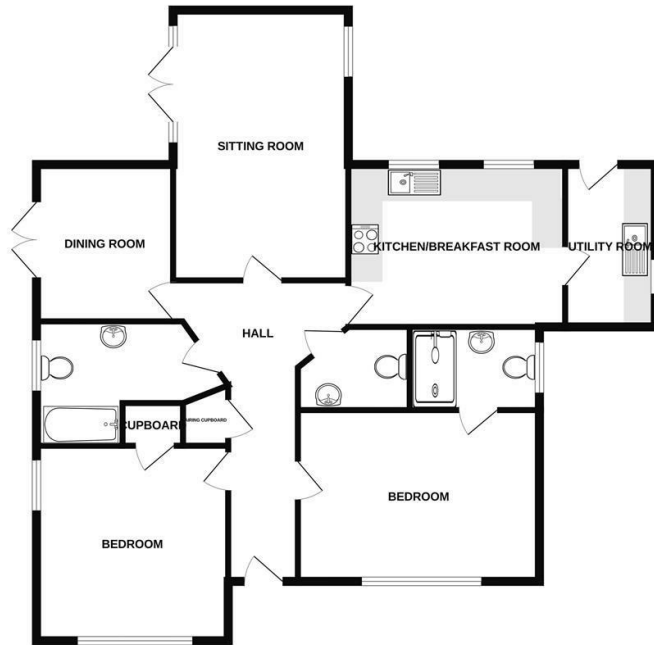
5 BROOKSIDE PLACE WOODHALL SPA, LN10 6AD

£465,000
FREEHOLD

An exceptionally well presented three bedroom detached bungalow pleasantly situated within this attractive cul-de-sac. Internally the property is enhanced by kitchen diner, sitting room, en-suite to main bedroom and bedroom three having patio door to the gardens. Outside the property enjoys attractive gardens, courtyard patio, parking and detached garage. The shopping and social facilities of this most sought-after Lincolnshire village are within easy walking distance. A viewing is highly recommended to fully appreciate the standard of fitment and location on offer.

BELL

GROUND FLOOR
1145 sq.ft. (106.4 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error. Prospective purchasers should verify all measurements. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been listed and no guarantee is made as to their operability or efficiency can be given.
Made with Metropex 02/05



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C **Council Tax Band: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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