



**New Road
Martin Dales
Woodhall Spa
Lincolnshire
LN10 6XW**

Offers in Excess of £188,000

bettermove

New Road Woodhall Spa

Bettermove are proud to present this 3 bedroom Semi-Detached House in Martin Dales available with no forward chain.

The property benefits from double glazing and has off street parking available. The council tax band is A.

The interior of this beautifully presented property comprises a spacious living & dining room, the fitted kitchen with access to the workshop, storage room and convenient WC on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts a private large rear garden, perfect for enjoying the summer months.

Located in the popular residential area of of Martin Dales withing the Lincolnshire countryside with the popular village of Woodhall Spa located a short drive away with access to a range of amenities.

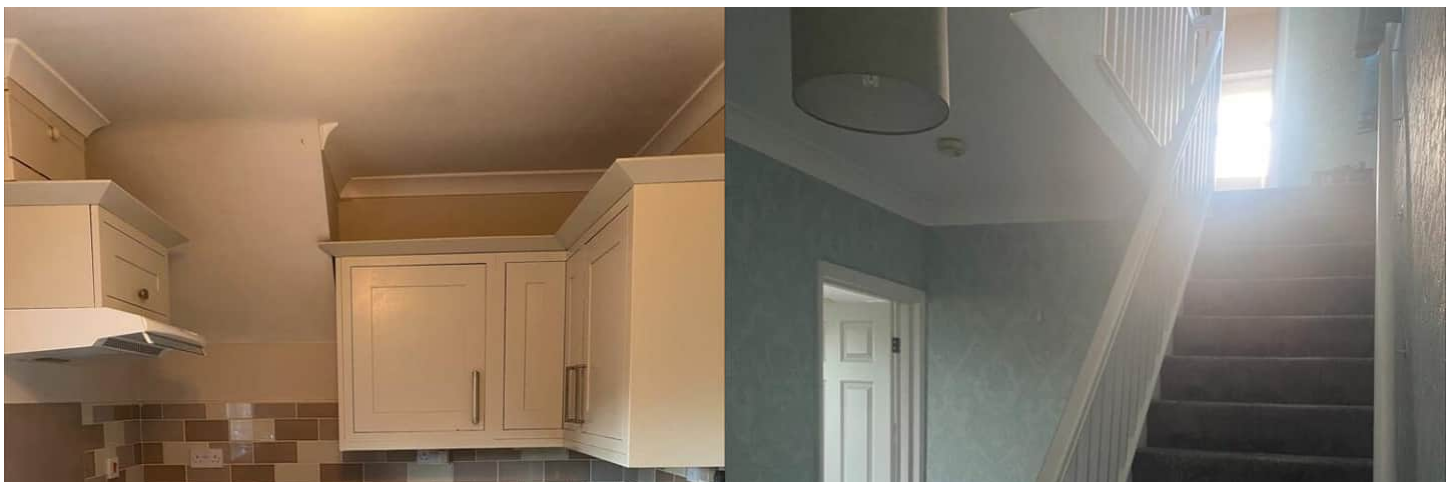
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

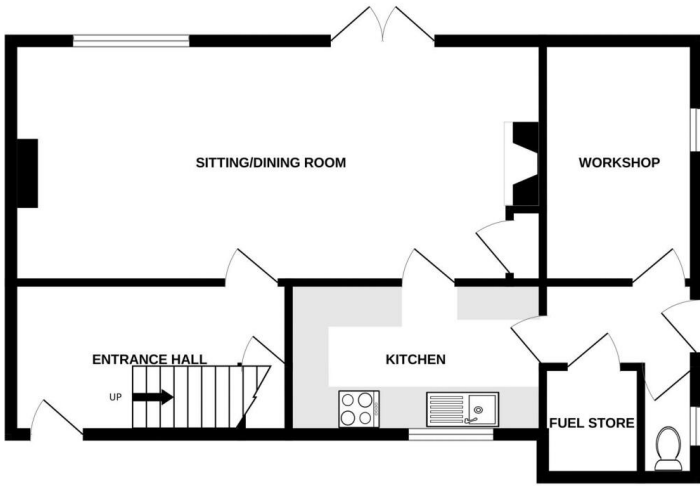
This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

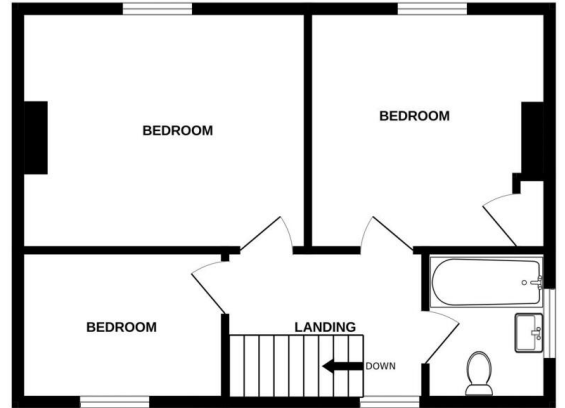
This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding,



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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