



Sandy Lane, Woodhall Spa, , LN10 6UR

- SPACIOUS 1,050 sq ft very well presented DETACHED COTTAGE on GENEROUS 0.15 ACRE plot with NO 'upward CHAIN'
- GENEROUS PARKING for 4 cars including SECURE and for CARAVAN if required
- GENEROUS 168 sq ft LOUNGE (with FRENCH doors to patio and rear garden), GENEROUS fitted KITCHEN DINER and CONSERVATORY UTILITY
- UPVC double GLAZED and CENTRAL HEATING
- TWO DOUBLE bedrooms and POTENTIAL 3rd DOUBLE bedroom, TWO receptions, 80 sq ft BATH & SHOWER room and POTENTIAL EN-SUITE shower room
- Front and SOUTH WEST facing rear GARDENS including COUNTRY VIEWS, PATIO, 185 sq ft wooden WORKSHOP (with light and power) and SUMMER HOUSE
- TWO ground floor DOUBLE bedrooms and staircase to first floor potential DOUBLE BEDROOM and EN-SUITE
- SEMI-RURAL LOCATION yet ONLY 2.2 miles from CENTRE of VERY DESIRABLE and very well serviced LARGE VILLAGE of Woodhall Spa, home of the National Golf Centre

Guide Price £395,000



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DESCRIPTION

This is a spacious 1,050 sq ft, well presented, two double bedrooms and potential 3rd double bedroom, two receptions, 80 sq ft bath and shower room room and potential en-suite shower room, detached cottage on a generous 0.15 acre plot (sts), with front and south west facing rear gardens including country views, patio, 185 sq ft wooden workshop (with light and power) and summer house, as well as generous parking for 4 cars including secure and for caravan if required, all in a semi-rural location, yet only 2.2 miles from the centre of the very desirable and very well serviced, large village of Woodhall Spa, home of the National Golf Centre, and there is NO 'upward CHAIN'.

The property also benefits from UPVC double glazing, central heating, external water, lighting and power, and is offered freehold.

It consists of entrance hall, generous 168 sq ft lounge (with French doors to patio and rear garden), generous fitted kitchen diner, conservatory utility room, two ground floor double bedrooms and staircase to first floor potential double bedroom and en-suite shower room.

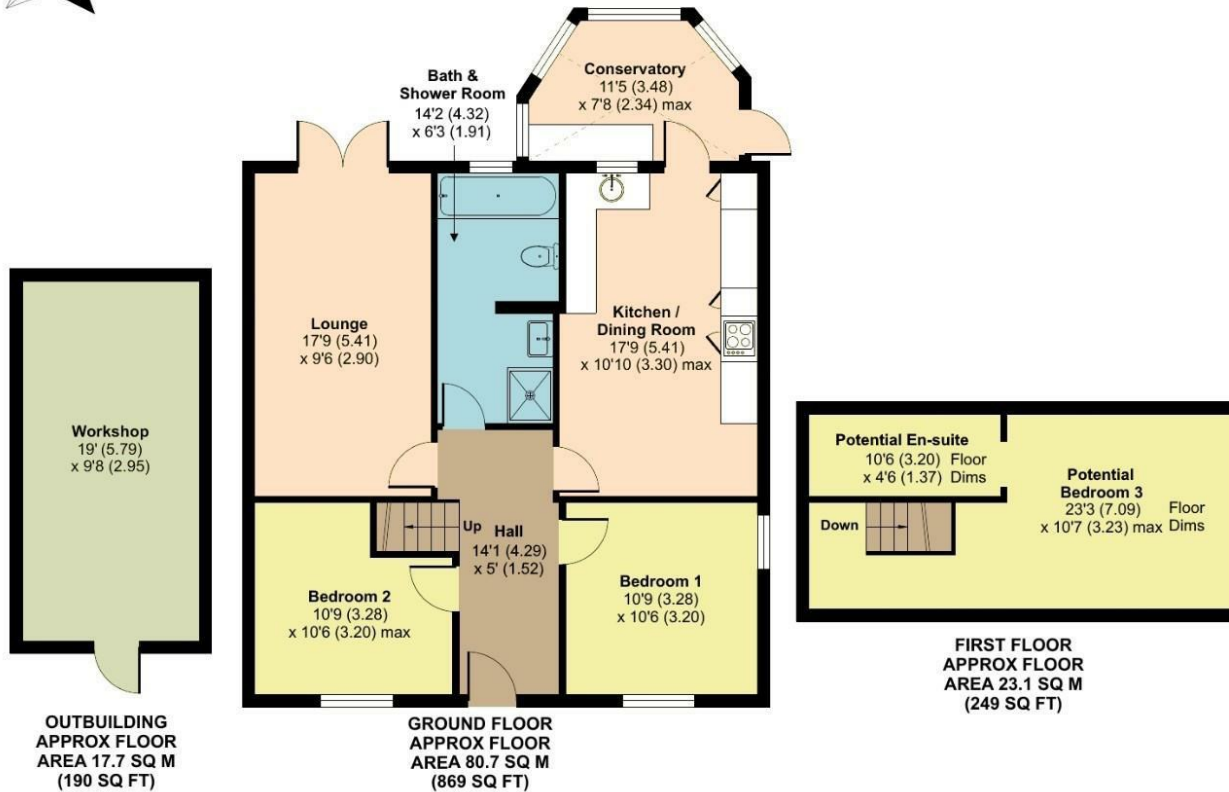
Only 2.2 miles to the centre, of the very desirable tree lined large village of Woodhall Spa, that offers many amenities including a range of shops, supermarket, restaurants, cinema, schools, doctors and dentist surgeries, leisure facilities, primary and independent schools and home of the National Golf Centre, possibly one of the best inland golf courses in Britain. The historic market town of Horncastle, gateway to the Lincolnshire Wolds, a designated area of Outstanding Natural Beauty, is 5 miles away and the historic City of Lincoln and the east coast with fantastic beaches both lie within driving distance.





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Approximate Area = 1118 sq ft / 103.9 sq m
 Outbuilding = 190 sq ft / 17.6 sq m
 Total = 1308 sq ft / 121.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1087735

Viewings

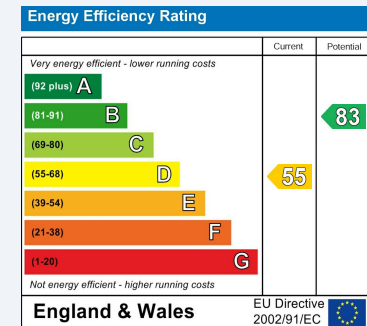
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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