



## Horncastle Road, Roughton Moor, Woodhall Spa, LN10 6UX

- FANTASTIC 0.35 ACRE plot including front GARDEN and SOUTH EAST facing rear PADDOCK garden with large gazebo
- Detached GARAGE and EXTENSIVE off road PARKING including for CARAVAN if required, and there is a dual aspect WORKSHOP
- Dual aspect LOUNGE with fireplace and UPVC double glazed CONSERVATORY having central heating and power
- BATHROOM with separate SHOWER over bath and W.C. (potential SHOWER ROOM)
- TWO DOUBLE bedrooms, TWO receptions detached BUNGALOW, NO 'upward CHAIN'
- UPVC DOUBLE GLAZING including external doors, Mains gas CENTRAL HEATING with NEW 2023 BOILER, OTHERWISE in NEED of MODERNISATION
- Fitted KITCHEN, LAUNDRY room and STORE room
- Outskirts of the VERY DESIRABLE and well serviced large village of WOODHALL SPA, home of the National Golf Centre

**Guide Price £325,000**



# Horncastle Road, Roughton Moor, Woodhall Spa, LN10 6UX

## DESCRIPTION

On a fantastic 0.35 acre plot (sts) including front garden and south east facing rear paddock garden with large gazebo, this is a two double bedroom, two reception detached bungalow in need of modernisation that includes a detached garage and extensive off road parking including for caravan if required, and there is a dual aspect workshop, all on the outskirts of the very desirable and well serviced large village of Woodhall Spa, home of the National Golf Centre and there is NO 'upper CHAIN'.

It also benefits from UPVC double glazing including external doors, mains gas central heating with new 2023 boiler, external lighting and water supply and is offered freehold.

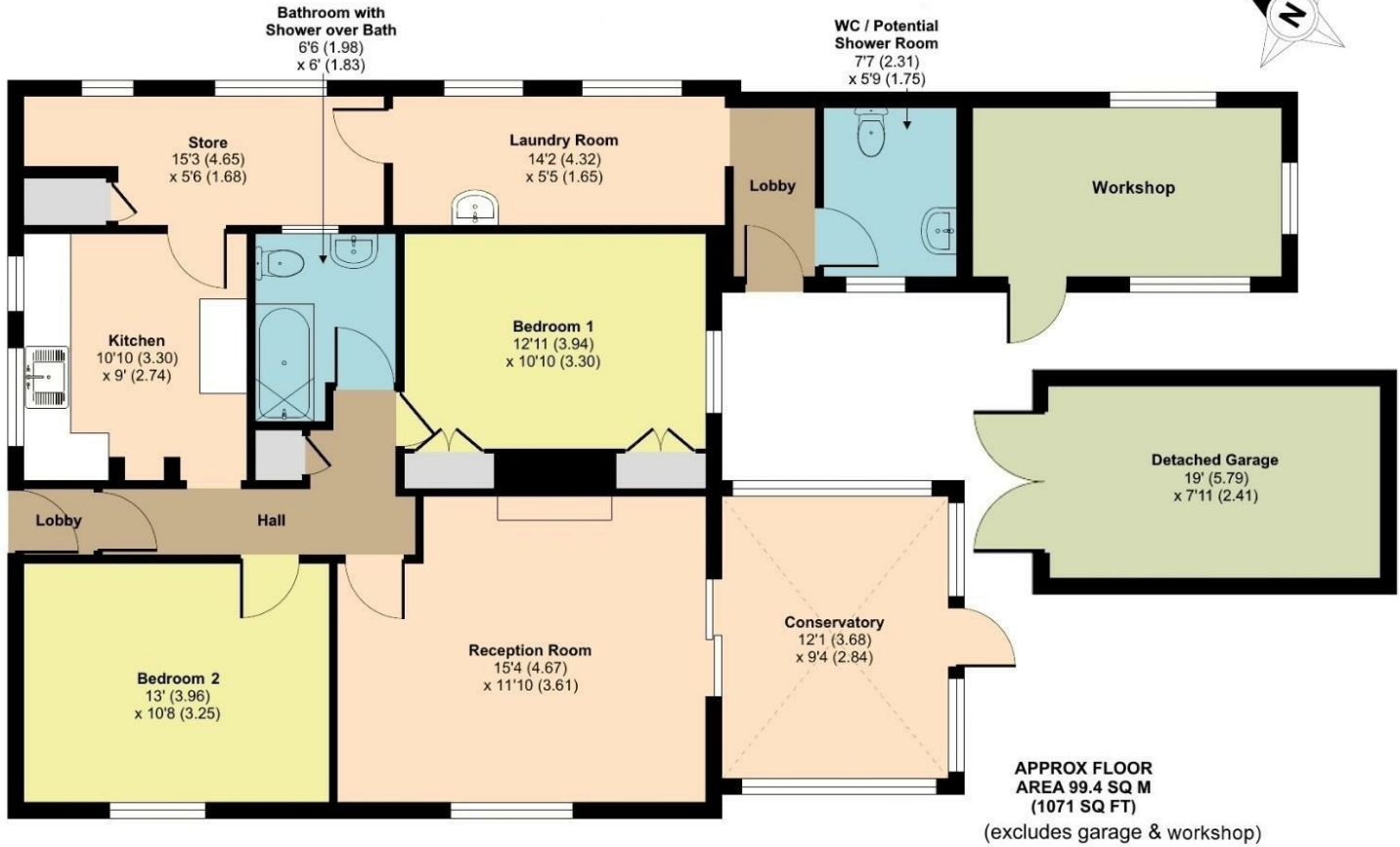
The bungalow consists of UPVC double glazed entrance lobby, hall with built in cupboard, dual aspect lounge with fireplace, UPVC double glazed conservatory with central heating and power, fitted kitchen, laundry and store rooms, bathroom with separate shower over the bath, W.C. (potential shower room), master with views over rear garden and two built in full height double wardrobes, second double bedroom, rear lobby and attached dual aspect workshop.

The property is on the outskirts, only 1.6 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.



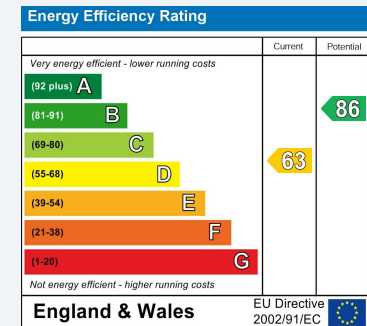


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## ENERGY PERFORMANCE CERTIFICATE

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.

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: 1103371 For identification only - Not to scale

### Viewings

Please contact [horncastle@hunters.com](mailto: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.



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