



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

- 0.72 ACRE plot and REFURBISHED, very well presented, SPACIOUS 1,400 sq ft THREE DOUBLE bedroom, THREE reception, detached BUNGALOW with GOOD '71' ENERGY efficiency RATING
- GARAGE (remote vehicular roller shutter door, light, power, window and pedestrian door to property), block paved IN and OUT DRIVE with EXTENSIVE PARKING including CARAVAN if required
- MODERN fitted KITCHEN BREAKFAST ((including peninsula unit, space/plumbing for two full height appliances, dishwasher etc), UTILITY room with space/plumbing for three appliances
- Hexagonal shaped UPVC double glazed CONSERVATORY (with light, power, French and pedestrian doors to patio and garden)
- Front and SOUTH east facing established LANDSCAPED rear GARDEN, orchard, vines, vegetable plots, small woodland area, 2 PATIOS, pond with water feature, 2 greenhouses etc
- Wooden dual aspect WORKSHOP (with light, power, work benches and jointer), metal shed and wood store
- 192 sq ft LOUNGE with BOW window and inset cassette WOOD BURNER, DINING ROOM open plan to the kitchen
- THREE DOUBLE bedrooms with the master having FRENCH doors to the patio and garden and another bedroom currently used as a snug

Price £450,000



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

DESCRIPTION

On a 0.72 acre plot (sts), this is a refurbished, very well presented, spacious 1,400 sq ft, three double bedroom, three reception, detached bungalow with a good '72' energy efficiency rating and garage (including remote vehicular roller shutter door, light, power, window and pedestrian door to property), and there is a block paved in and out drive having extensive parking including for caravan if required, detached workshop (with light and power), front and south east facing established landscaped gardens, and small woodland area, all on the outskirts of the very desirable and well serviced large village of Woodhall Spa, home of the National Golf Centre.

It also benefits from UPVC double glazing including French and external doors, UPVC soffits and fascias, mains gas central heating with new 2023 Worcester boiler, wood burner, external lighting (including feature 'full height' lantern lamp post), and external water supply.

The property consists of entrance hall with built in cupboard, 192 sq ft lounge with bow window and inset cassette wood burner, hexagonal shaped UPVC double glazed conservatory (with light, power, French and pedestrian doors to patio and garden), dining room open plan to modern fitted kitchen breakfast room (including peninsula unit, glass fronted fan assisted double oven, halogen hob, stainless steel hood extractor, space/plumbing for two full height appliances, dishwasher etc), fully tiled utility room with space/plumbing for three appliances, fully tiled bathroom with separate shower over the bath, and the three double bedrooms, with the master having French doors to the patio and garden and another bedroom currently used as a snug.

As well as the gardens, there is an orchard (including apple, fig, plum, olive and cherry), two rows of vines, vegetable plots, small woodland area (including sweet and horse chestnut), two patios including extensive and Indian sandstone, pond with water feature, two greenhouses, shed, store and the workshop.

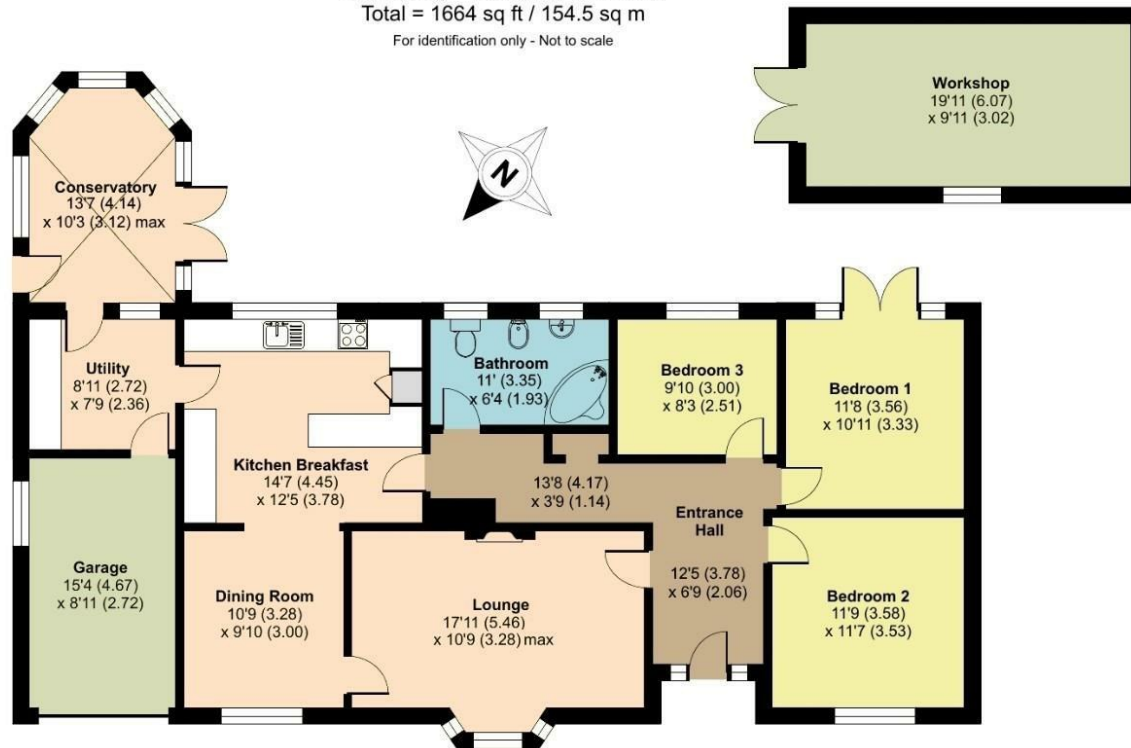




Horncastle Road, Roughton Moor, LN10

Approximate Area = 1326 sq ft / 123.1 sq m
 Garage = 138 sq ft / 12.8 sq m
 Outbuilding = 200 sq ft / 18.5 sq m
 Total = 1664 sq ft / 154.5 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). © nrichcom 2024. Produced for Hunters Property Group. REF: 1154270

Viewings

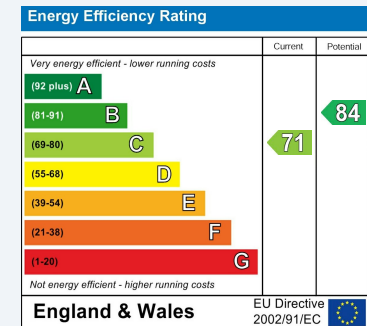
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



10 East Street, Horncastle, LN9 6AZ
 Tel: 01507 524910 Email: horncastle@hunters.com <https://www.hunters.com>

