



Heather Close, , Woodhall Spa, LN10 6YD

- WELL presented, SPACIOUS approximate 1,500 sq ft detached MODERN BUNGALOW on GENEROUS 0.17 ACRE corner plot (sts) with LIMITED 'upward CHAIN'
- DOUBLE GARAGE (with remote controlled roller shutter door, light, power, water supplies and pedestrian doors, external and into property), block paved DOUBLE width PARKING
- 350 sq ft dual aspect LOUNGE DINER with feature fireplace including marble hearth and patio doors to the rear
- MODERN fully tiled BATHROOM with illuminated mirror and offset bath having separate shower, and curved glass shower screen over the bath, MODERN fully tiled EN-SUITE with DOUBLE width shower
- THREE bedrooms, TWO bath/shower rooms, 350 sq ft dual aspect LOUNGE DINER
- PRIVATE front, side and WEST facing rear ESTABLISHED GARDENS backing onto woodland, having CONSERVATORY, pergola covered EXTENSIVE paved PATIO, and shed
- Spacious MODERN fitted KITCHEN BREAKFAST room including stainless steel/glass fronted fan assisted oven, 4 ring ceramic hob and display lighting under wall units, MODERN UTILITY room including sink
- Sought after PRIME LOCATION, near the National Golf Centre, to the edge of the VERY DESIRABLE, WELL SERVICED large village of Woodhall Spa

Guide Price £450,000



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DESCRIPTION

Very well presented, spacious, approximate 1,500 sq ft, three bedroom, two bath/shower room, 350 sq ft dual aspect lounge diner, detached modern bungalow on a generous 0.17 acre corner plot (sts), with double garage (having remote controlled roller shutter door, light, power, water supplies and pedestrian doors, external and into property), block paved double width parking, private front, side and west facing rear established gardens backing onto woodland, having conservatory, pergola covered extensive paved patio, and shed, in a sought after prime location, near the National Golf Centre, to the edge of the very desirable, well serviced large village of Woodhall Spa, with LIMITED 'upward CHAIN'.

It also benefits from UPVC double glazing including external doors, UPV soffits and fascias, mains gas central heating with annually serviced boiler, external light, power and water supplies, and is offered freehold.

The property consists of entrance lobby, 29 ft/8.8m staggered hall with two built in cupboards including double, 350 sq ft 'L' shaped dual aspect lounge diner (with feature fireplace including marble hearth and patio doors to the rear), spacious modern fitted kitchen breakfast room (including stainless steel/glass fronted fan assisted oven, 4 ring ceramic hob and display lighting under wall units), modern utility room including sink, modern fully tiled bathroom (with illuminated mirror and offset bath having separate shower, and curved glass shower screen over the bath), modern fully tiled en-suite (with double width shower), the three bedrooms and the attached conservatory.

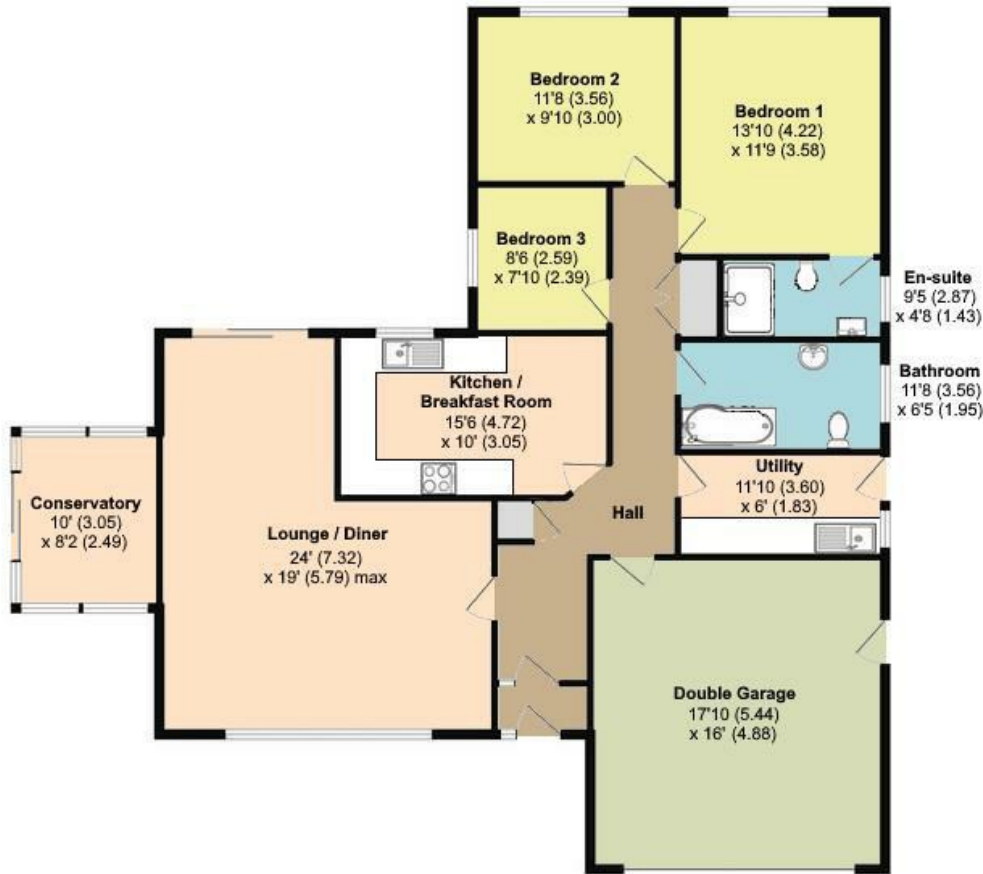
Woodhall Spa amenities include a range of shops, supermarket, restaurants, cinema, doctors and dentist surgeries, leisure facilities, primary and independent schools, while the historic market town of Horncastle, gateway to the Lincolnshire Wolds, a designated area of Outstanding Natural Beauty, is less than 7 miles away.





Heather Close, Woodhall Spa

Approx Floor Dimensions 1588 sq ft (147.5 sq m)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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.