



Bennetts Mill Close, , Woodhall Spa, LN10 6NA

- SPACIOUS 1,112 sq ft MODERN, attractive semi-detached HOUSE and separate GARAGE with a LIMITED 'upward CHAIN'
- Low maintenance front GARDEN, SOUTH WEST facing, secluded and FULLY ENCLOSED including majority BRICK WALLED, rear GARDEN with DECKED SEATING and rear gate
- GOOD '75' ENERGY efficiency RATING, SLIDING SASH style DOUBLE GLAZED, Mains GAS CENTRAL HEATING
- MODERN fitted KITCHEN DINER, built in APPLIANCES: new 2024 electric fan assisted oven, 4 ring induction hob, fridge freezer, dishwasher and space/plumbing for washing machine and tumble dryer
- THREE bedrooms, TWO bathrooms, TWO receptions, ONLY a council TAX BAND 'B'
- Separate GARAGE (having light, power, storage space in roof void and pedestrian side door) and block paved DRIVE
- Dual aspect LOUNGE (including feature fireplace with living flame effect electric fire), Dual aspect GARDEN ROOM (having vaulted ceiling with fan light, power and extra wide PATIO doors
- MODERN BATHROOM having separate SHOWER and glass pivot screen over the bath, EN-SUITE with corner quadrant shower having curved glass sliding doors, and downstairs W.C.

Offers In Excess Of £250,000



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DESCRIPTION

This is a spacious 1,112 sq ft modern and attractive, three bedrooms, two bathroom, two reception, semi-detached house and separate garage with drive, in a select cul-de-sac, very convenient for the centre of the very desirable tree lined, well serviced large village of Woodhall Spa, home of the National Golf centre and there is a LIMITED 'upward CHAIN'.

It also benefits from a good '75' energy efficiency rating, sliding sash style double glazed windows, mains gas central heating, 'stone' style window sills and lintels, external light and water supplies, is only a council tax band 'B', currently £1632.65 pa gross, and the property is offered freehold.

The property consists of entrance hall (with built in cupboard), dual aspect lounge (including feature fireplace with living flame effect electric fire), dual aspect garden room (having vaulted ceiling with fan light, power and extra wide patio doors), modern fitted kitchen diner (including, built in appliances: new 2024 electric fan assisted oven, 4 ring induction hob, fridge freezer, dishwasher, and space/plumbing for washing machine and tumble dryer), downstairs W.C, landing (with built in cupboard), modern bathroom (having separate shower and glass pivot screen over the bath), master bedroom (with built in double wardrobe), en-suite (with corner quadrant shower having curved glass sliding doors), second double bedroom and generous third bedroom.

Outside there is the separate garage (having light, power, storage space in roof void and pedestrian side door) and block paved drive, low maintenance front garden, south west facing, secluded and fully enclosed including majority brick walled, rear garden (laid to lawn having borders of plants and shrubs, decked seating and rear gate).

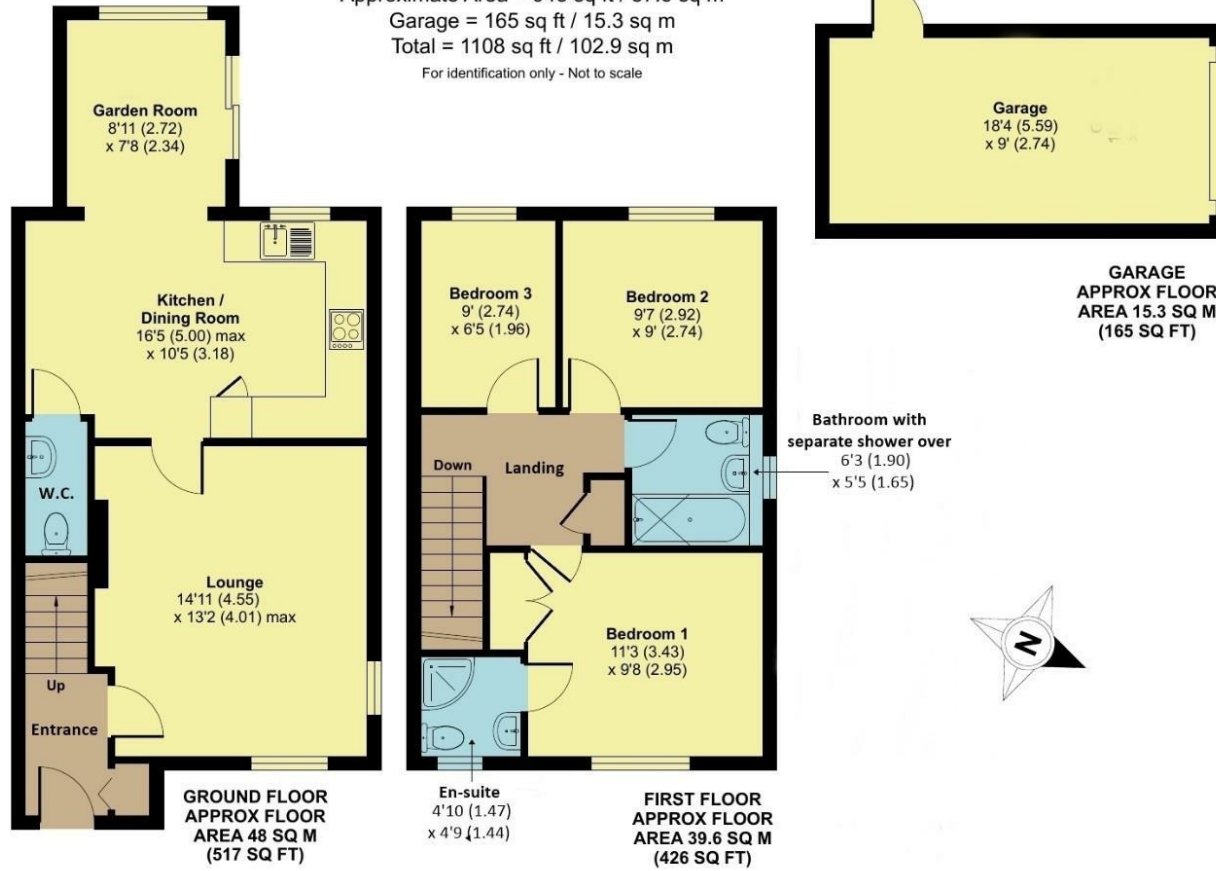
Woodhall Spa offers many amenities including a range of shops, supermarket, restaurants, cinema, schools, doctors and dentist surgeries, leisure facilities, primary and independent schools and home of the National Golf Centre.





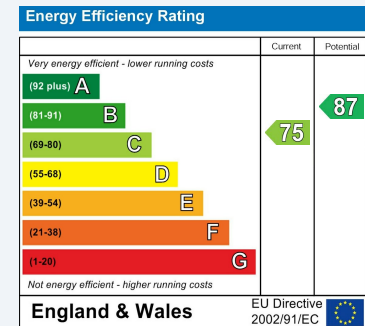
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Approximate Area = 943 sq ft / 87.6 sq m
 Garage = 165 sq ft / 15.3 sq m
 Total = 1108 sq ft / 102.9 sq m
 For identification only - Not to scale



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.

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.

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: 1192868



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

