



Churchill Drive, Martin Dales, Woodhall Spa, LN10 6XX

- SPACIOUS TWO DOUBLE bedrooms (including walk-in and fitted wardrobes), OPEN plan LOUNGE and DINING rooms, SHOWER WET room and W.C, DETACHED 36ft x 20ft DOUBLE width property
- NO 'upward CHAIN', PETS are ALLOWED including dogs, at site owners discretion, ONLY a council tax BAND 'A'
- FRONT, SIDE and REAR GARDENS including FULLY ENCLOSED, lawn, LOW MAINTENANCE gravelled and paved, and CONCRETE sectional SHED
- Fitted KITCHEN BREAKFAST ROOM Hotpoint electric fan assisted double oven and 4 ring gas hob, space/plumbing for fridge freezer and washing machine, breakfast bar, boiler storage cupboard
- Detached 21 ft 7 in GARAGE WORKSHOP (with light, power, window and pedestrian side door to garden), DRIVE and potential for a TANDEM length SECOND drive, to the other side of property
- HAMLET location with a PUB less than 2 miles from centre of VERY DESIRABLE Woodhall Spa, home of the National Golf Centre, Jubilee Park and amenities
- UPVC double glazed including external door, Gas CENTRAL HEATING with Worcester boiler that is serviced annually
- LOUNGE (with bow window and FEATURE fireplace having decorative wooden surround, marble background/hearth and pebble living flame effect electric fire), open plan to the DINING ROOM



Price Guide £100,000

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DESCRIPTION

Spacious 2 double bedroom (incl walk-in and fitted wardrobes), open plan lounge and dining rooms, shower wet room and W.C, detached property, with detached 21 ft 7 in garage workshop (having light, power, window and pedestrian side door to garden), drive including potential for a tandem length second drive to the other side of property, front, side and rear gardens (including fully enclosed, secure access, lawn, low maintenance gravelled and paved, and concrete shed), and is only a council tax band 'A'.

The Tingdene select Kirkstead Bridge Park is a select site for owners over 45 years of age that allows pets including dogs at the site owners discretion, in a hamlet with a pub and it is less than 2 miles from the centre of the very desirable Woodhall Spa, home of the National Golf Centre.

The property also benefits from UPVC double glazing including external door, gas central heating with Worcester boiler that is serviced annually, external water supply, and most furniture is included if required.

This is a Homeseeker 'Langdale Plus' bespoke 36ft x 20ft double width home with entrance having built in cupboard, lounge (with bow window and feature fireplace having decorative wooden surround, marble background/hearth and pebble living flame effect electric fire), that is open plan to the dining room, fitted kitchen breakfast room (incl Hotpoint electric fan assisted double oven and 4 ring gas hob, space/plumbing for fridge freezer and washing machine, breakfast bar and boiler storage cupboard). There is also the inner 'L' shaped hall, fully tiled shower room (having double width shower with half height enclosure, shower rail and curtain) and another W.C. (both having mirror over pedestal basin and low level close coupled toilet), master bedroom with both walk-in wardrobe (having light, open shelving and hanging rails) and built in full height triple wardrobe, and second double bedroom (having built in full height quadruple wardrobe and dressing table with mirror over)





Kirkstead Bridge Park, Martin Dales, Woodhall Spa, LN10

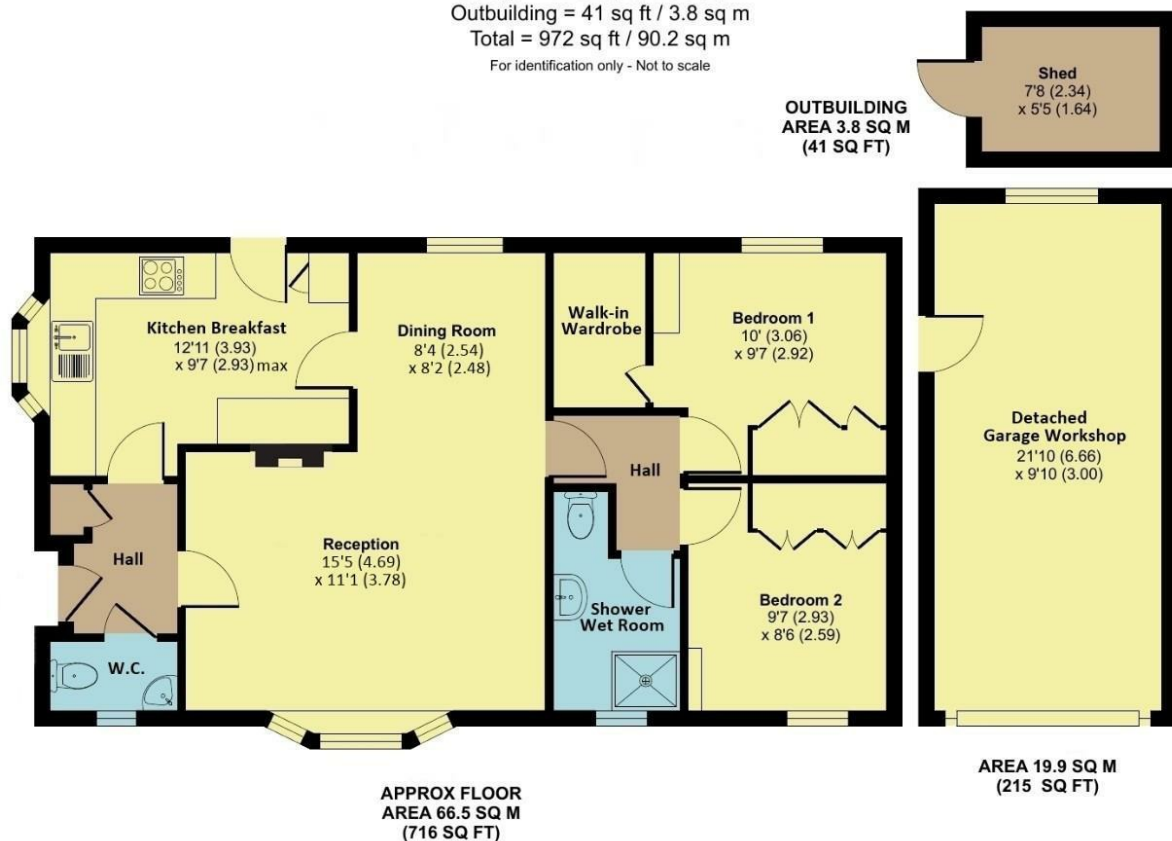
Approximate Area = 716 sq ft / 66.5 sq m

Garage = 215 sq ft / 19.9 sq m

Outbuilding = 41 sq ft / 3.8 sq m

Total = 972 sq ft / 90.2 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). © nitchcom 2025. Produced for Hunters Property Group. REF: 1267637

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.