



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

- BRAND NEW 2021 with TEN year WARRANTY, TWO DOUBLE bedrooms (plus a DRESSING area), TWO modern bath/shower rooms, TWO receptions, DETACHED property
- IMMACULATELY PRESENTED, in hamlet with a pub less than 2 miles from centre of VERY DESIRABLE Woodhall Spa, home of the National Golf Centre, Jubilee Park and amenities
- FRONT, SIDE and REAR low maintenance GARDENS including FULLY ENCLOSED
- Dual aspect LOUNGE (including THREE bow windows and FEATURE fireplace having inset living flame effect electric fire), OPEN PLAN to DINING ROOM
- MODERN BATHROOM with separate SHOWER and glass shower screen over the bath, built in open shelving, MODERN en-suite SHOWER room having DOUBLE width shower with glass sliding door
- Detached GARAGE (with light, power and pedestrian metal side door to garden) PLUS BLOCK paved TANDEM length DRIVE
- NO 'upward CHAIN', PETS are ALLOWED including dogs, at site owners discretion, ONLY a council tax BAND 'A'
- UPVC double glazed including external doors, Gas CENTRAL HEATING with annually serviced boiler
- MODERN soft closure fitted KITCHEN including EXTENSIVE range of BUILT IN APPLIANCES: fan assisted electric double oven, stainless steel gas hob, fridge freezer, dishwasher, washing machine
- MASTER BEDROOM with OPEN PLAN DRESSING ROOM having open wardrobe and shelving, drawers and dressing table with mirror over, SECOND DOUBLE bedroom having SUITE of BUILT IN furniture

**Price £160,000**





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## DESCRIPTION

Immaculately presented, brand new 2021 with a 10 year warranty, this is a 2 double bedroom (plus a dressing area), 2 modern bath/shower room, 2 reception, detached property, with detached garage (having light, power and pedestrian metal side door to garden) plus block paved tandem length drive front, side and rear low maintenance gardens including fully enclosed, and is only a council tax band 'A'.

Situated in The Tingdene select Kirkstead Bridge Park 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 and well serviced Woodhall Spa, home of the National Golf Centre, Jubilee Park and amenities.

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

This is a superb and spacious, 40ft x 20ft double width Tingdene 'Barnwell' bespoke home with entrance hall having built in cupboard, dual aspect lounge (including three bow windows and feature fireplace having inset living flame effect electric fire), open plan to the dining room, modern soft closure fitted kitchen (including extensive range of built in appliances: fan assisted electric double oven, stainless steel gas hob, fridge freezer, dishwasher, washing machine).

There is also a modern bathroom (with separate shower and glass shower screen over the bath, built in open shelving), modern en-suite shower room (having double width shower with glass sliding door), (both having mirror and shaver light over pedestal basin, and walls tiled to minimum half height), master bedroom with open plan dressing area (having open wardrobe and shelving, drawers and dressing table with mirror over) and the en-suite, second double bedroom (having suite of built in furniture including two wardrobes, cupboards and illuminated recessed shelving).









## Kirkstead Bridge Park, Martin Dales, Woodhall Spa, LN10

Approximate Area = 772 sq ft / 71.7 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1267638



### 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.

## 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.