



26 Horncastle Road, Woodhall Spa, LN10 6UZ



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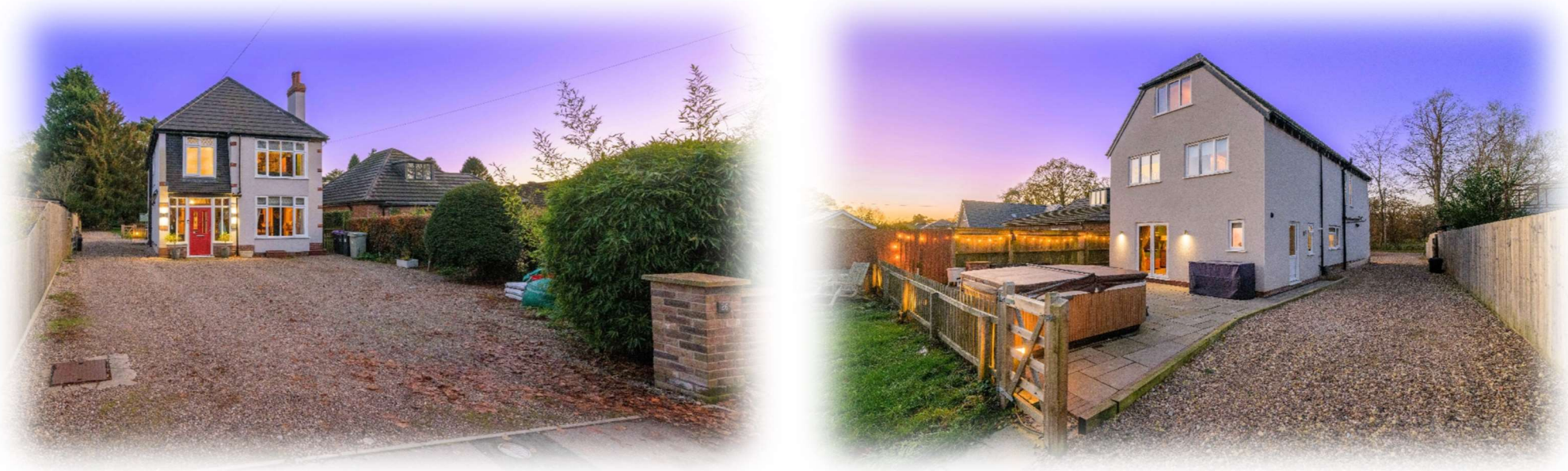


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An exceptional detached house on a plot of approximately 0.56 acre, subject to survey and set in the sought after Woodhall Spa. The property has been extended by the current owners to create a spacious three storey family home and has over 2,200 square feet of well presented accommodation comprising: porch, entrance hall, breakfast kitchen, dining room, lounge, utility and shower room to ground floor. Master bedroom with en-suite, three further bedrooms and bathroom to first floor. Further bedroom with en-suite to second floor. Outside the property has ample off-road parking & hardstanding to the front and an enclosed rear garden with a large patio area and mature trees.

Woodhall Spa is a popular former spa town on the southern edge of the Lincolnshire Wolds. There are tree lined avenues, Edwardian hotels and the renowned Kinema in The Woods as well as the Woodhall Spa Golf Club which is the home of England Golf with two world-class golf courses. There are a variety of shops, schools, pubs and restaurants with the towns of Horncastle & Coningsby nearby offering a wider range of facilities including senior schooling.





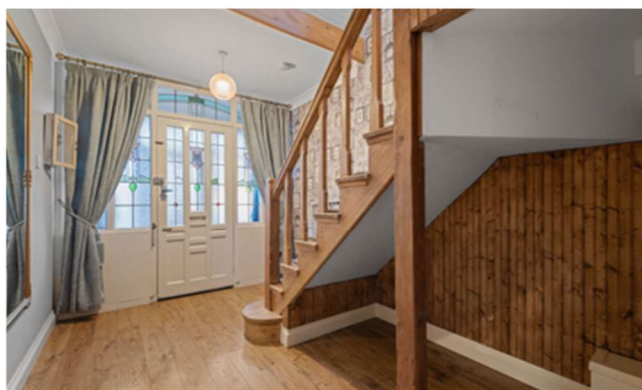
Freehold

£635,000

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## Key Features

- Extended detached house
- Three storey with five bedrooms
- Lounge & dining room
- Breakfast kitchen & utility
- Shower room, two en-suites & bathroom
- Ample off-road parking to front
- Enclosed rear garden
- Plot approx. 0.56 acre (STS)
- EPC rating C





#### ACCOMMODATION

Part glazed front entrance door with windows to either side and fanlight over through to the:

#### PORCH

Having further part glazed door with side windows to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, wood effect flooring and oak staircase rising to first floor.

#### BREAKFAST KITCHEN

6.35m x 3.76m (20'10" x 12'4")

Having windows to both side elevations, coved ceiling with inset ceiling spotlights to kitchen area, radiator, wood effect tiled floor and feature fireplace to breakfast area with cast iron & tiled insert and decorative surround. Fitted with a range of base & wall units with work surfaces, tiled splashbacks and LED plinth lighting comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards under, cupboards & integrated microwave over. Work surface return with space for range style cooker, drawers under, cupboards & cooker hood over. Further work surface return with cupboards under and cupboards over. Island unit with cupboards & drawers under, breakfast bar to one side. Double doors to the lounge and opening to the:

#### DINING ROOM

4.77m x 3.81m (15'7" x 12'6")

Having box bay window to front elevation, further window to side elevation, coved ceiling, radiator, wood effect flooring and fireplace with inset wood burner.

#### LOUNGE

4.62m x 4.19m (15'2" x 13'8")

Having french doors to rear elevation & garden, further windows to side elevation, coved ceiling and two vertical radiators.

#### UTILITY

2.99m x 1.9m (9'10" x 6'2")

Having window & part glazed door to side elevation, radiator and work surface with space & plumbing for automatic washing machine under.

#### SHOWER ROOM

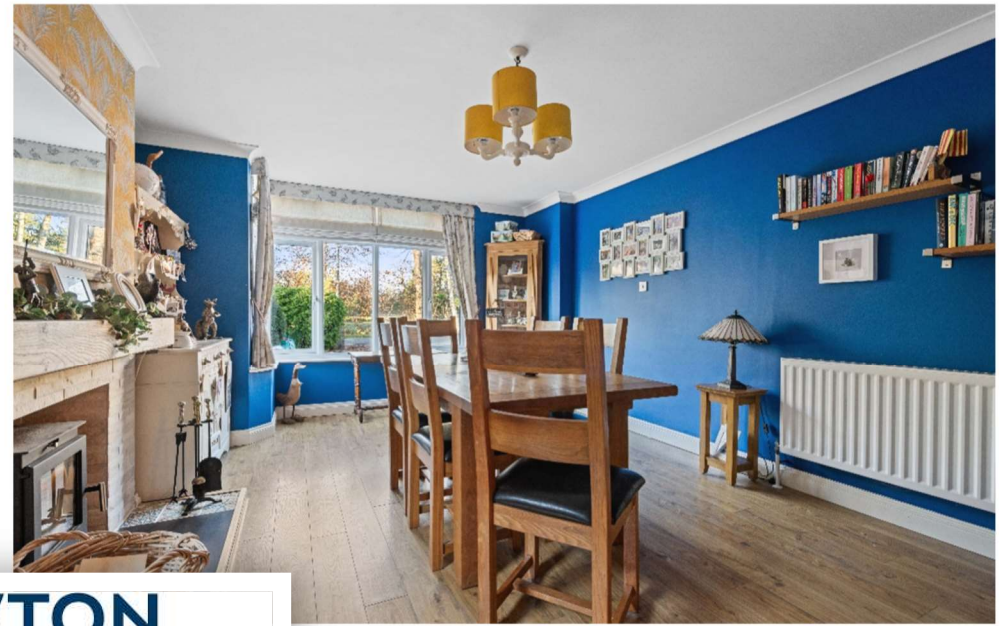
Having window to rear elevation, shower enclosure with mixer shower fitting, close coupled WC and hand basin.



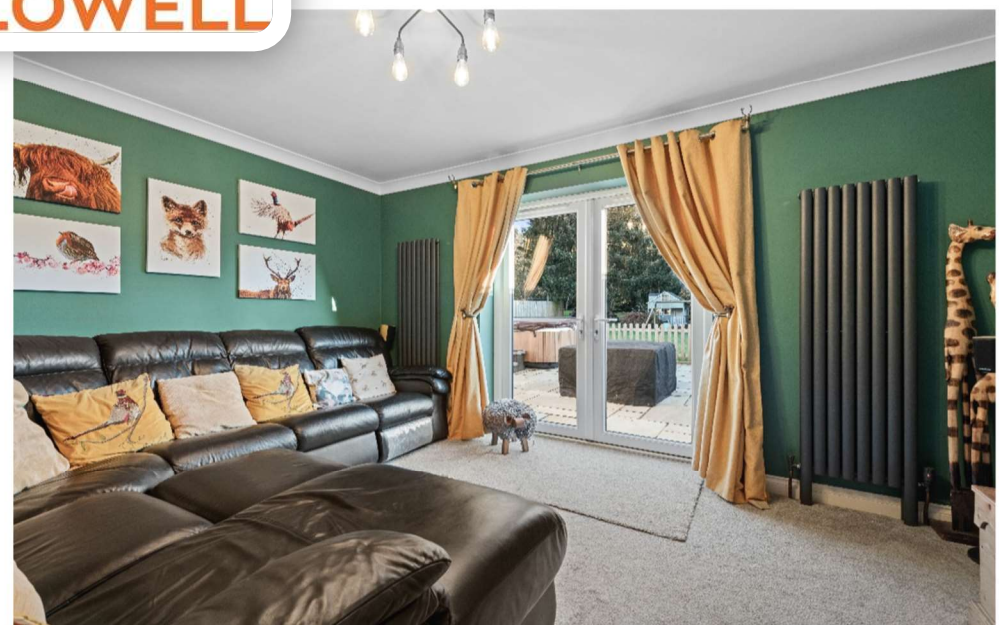
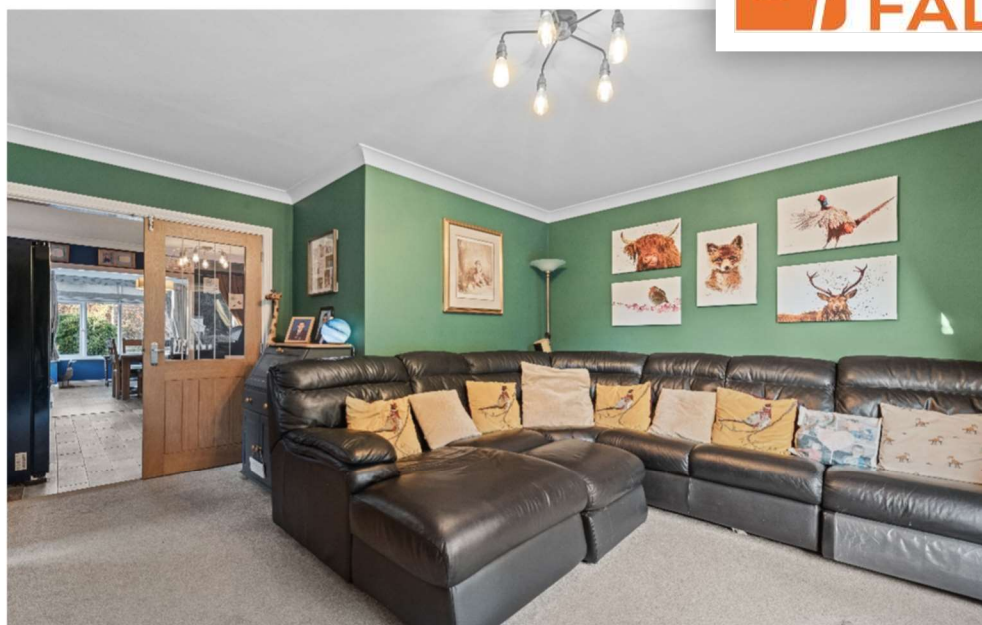








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### FIRST FLOOR LANDING

Having window to side elevation, coved ceiling, radiator and staircase rising to second floor.

### BEDROOM TWO

4.37m x 3.25m (14'4" x 10'8")

Having window to rear elevation, coved ceiling and radiator.

### EN-SUITE

Having window to side elevation, heated towel rail and tiled floor. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.

### BEDROOM THREE

4.87m x 3.81m (16'0" x 12'6")

Having bay window to front elevation, coved ceiling and radiator.

### BEDROOM FOUR

4.31m x 2.89m (14'1" x 9'6")

Having window to rear elevation, coved ceiling and radiator.

### BEDROOM FIVE

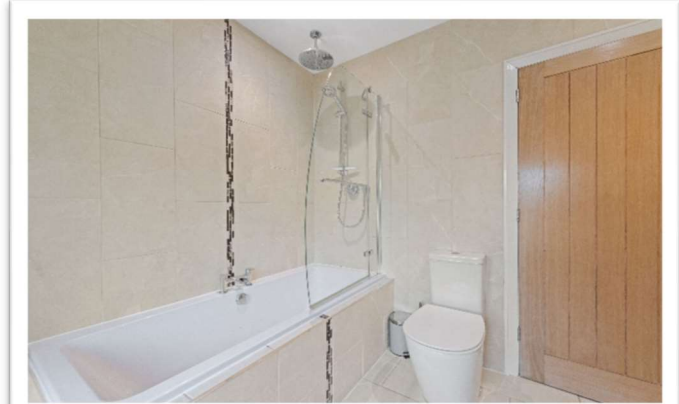
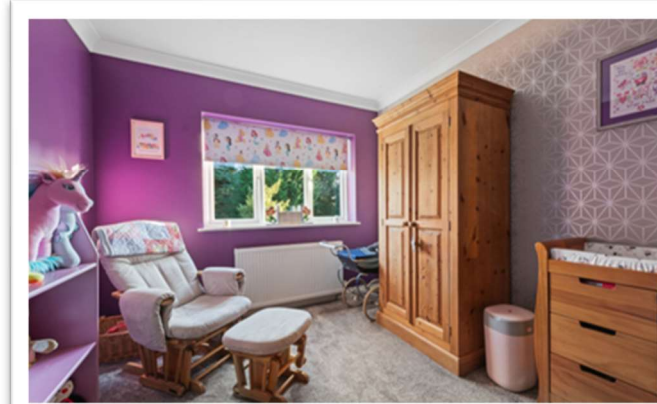
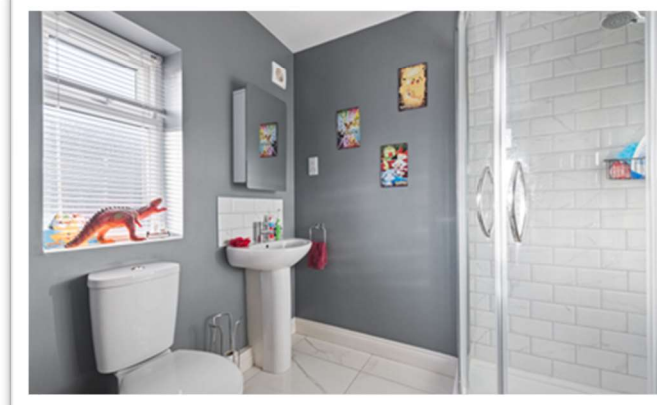
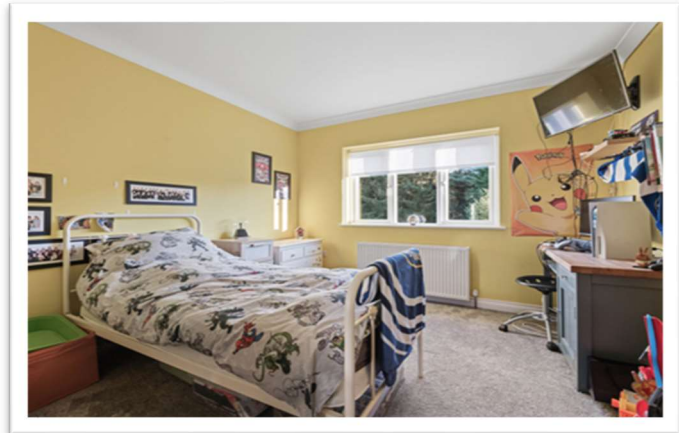
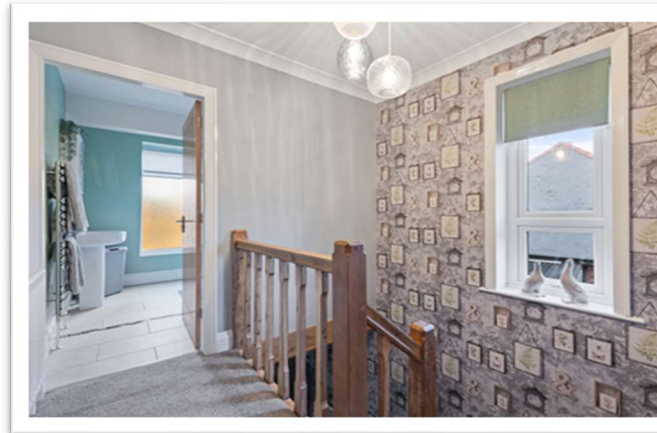
3.73m x 2.64m (12'2" x 8'8")

Having window to side elevation, radiator and wood effect flooring.

### BATHROOM

2.44m x 2.39m (8'0" x 7'10")

Having window to front elevation, chrome heated towel rail, tiled floor and majority tiled walls. Fitted with a suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



## SECOND FLOOR LANDING

Having Velux window.

## MASTER BEDROOM

6.52m x 3.73m (21'5" x 12'2")

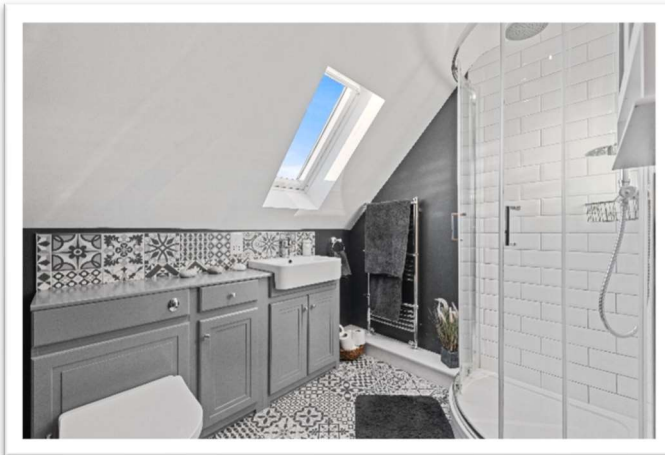
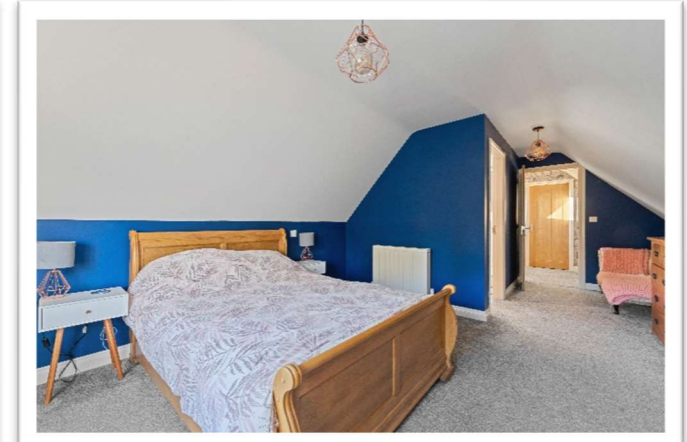
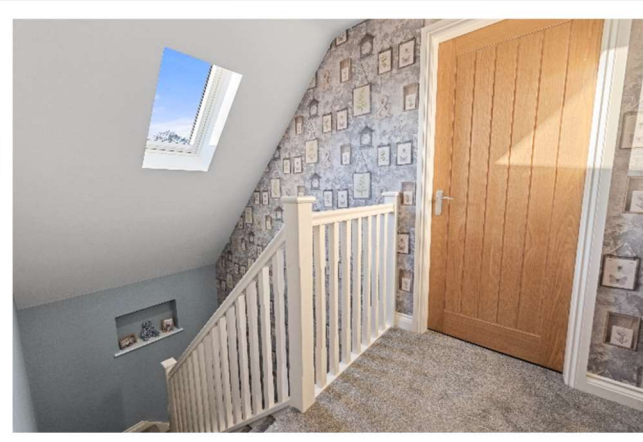
(including en-suite) Having window to rear elevation and radiator.

## EN-SUITE

Having Velux window, heated towel rail, tiled floor, fully tiled shower enclosure, hand basin inset to vanity unit with cupboards & drawers under, WC with concealed cistern.

## DRESSING ROOM

Having radiator.





### EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking.

Gated access to the:

### REAR GARDEN

a further gravelled area and a large paved patio with gated access to a lawned garden beyond with a variety of mature trees & shrubs.

### THE PLOT

The property occupies a plot of approximately 0.56 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

### SERVICES

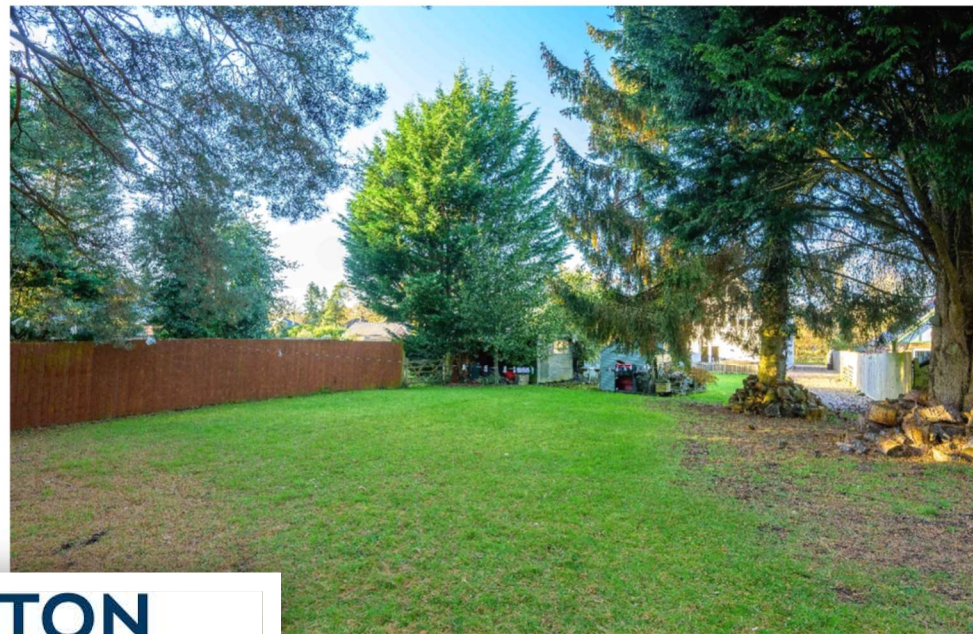
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band E.

### VIEWING

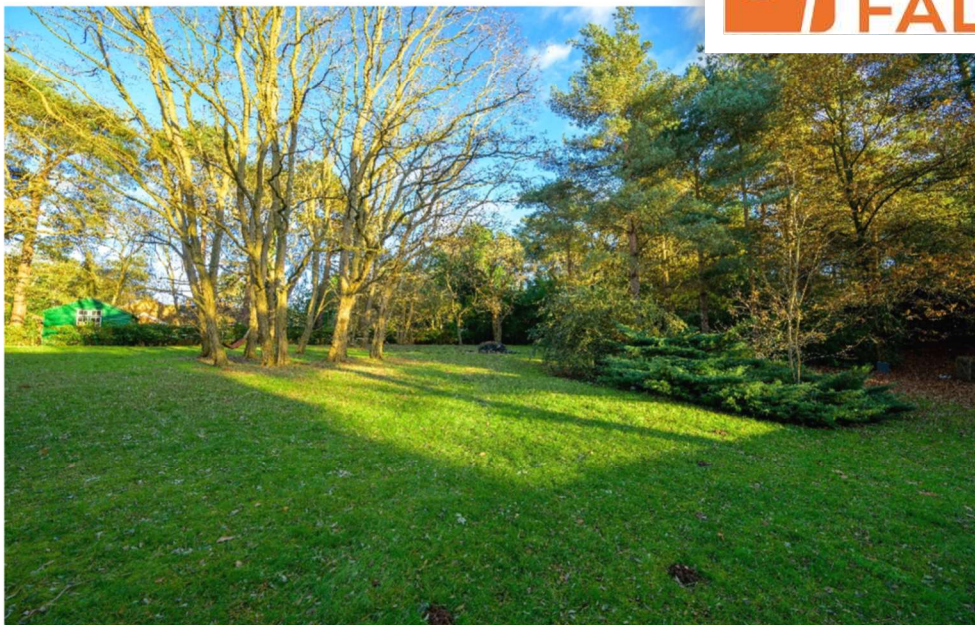
By appointment with Newton Fallowell - telephone 01790 755222.







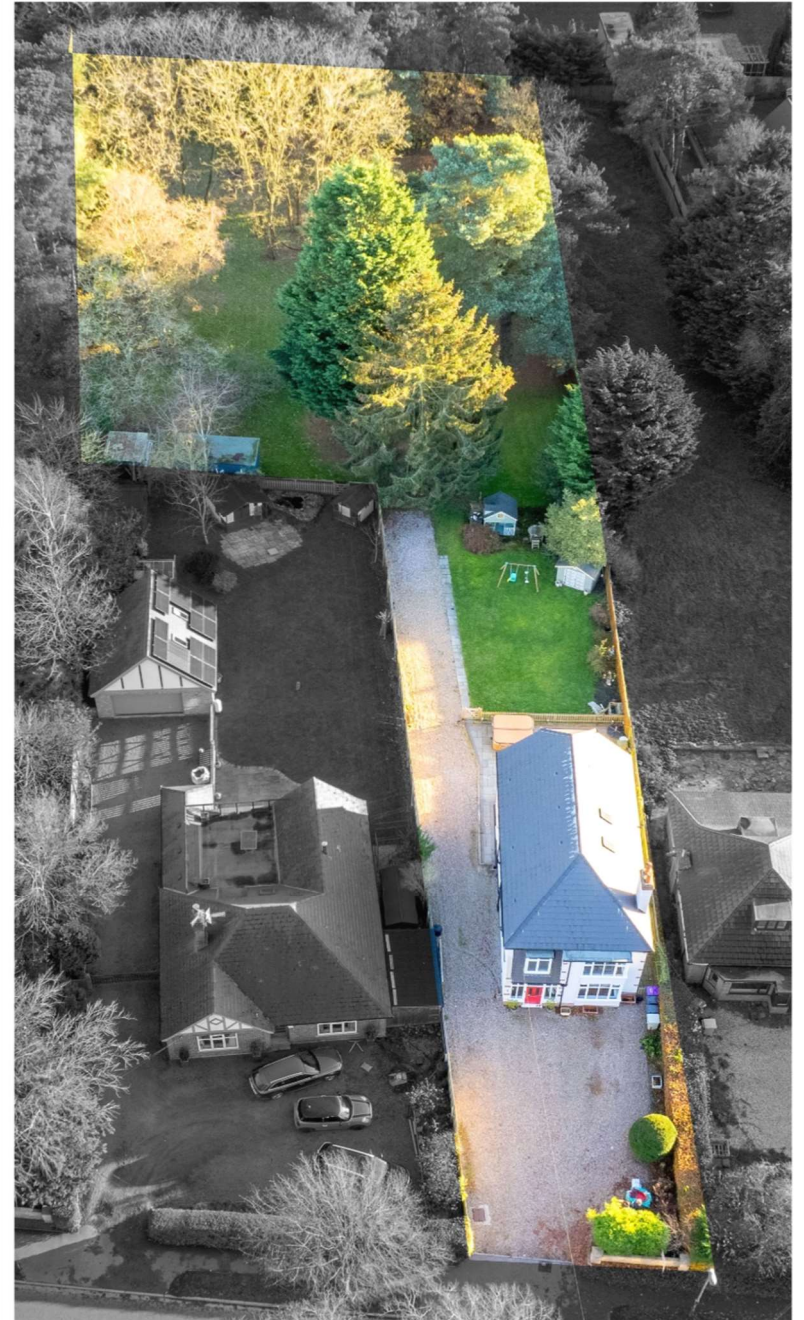
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# Floorplan



Total area: approx. 209.7 sq. metres (2257.5 sq. feet)



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## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.