



31 Forest Pines Lane, Woodhall Spa, LN10 6PJ



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Freehold

£329,950



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge/diner & conservatory
- Kitchen & utility
- En-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating D





A detached bungalow in a sought after residential location within Woodhall Spa. Having well presented accommodation comprising: entrance hall, lounge with dining area off, conservatory, fitted kitchen, utility, master bedroom with en-suite, two further bedrooms and bathroom. Outside the property has a front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Open porch with part glazed entrance door & side screen through to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, access to roof space and two built-in cupboards.

#### LOUNGE/DINER

5.60m x 4.01m (18'5" x 13'2")

(max) Having french doors with side windows to rear elevation & garden, window to side elevation, coved & textured ceiling, two radiators and fireplace with marble back & hearth, inset electric fire and wooden surround.

#### CONSERVATORY

4.20m x 4.10m (13'10" x 13'6")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden and radiator.

#### KITCHEN

3.20m x 2.78m (10'6" x 9'1")

Having window to front elevation, coved & textured ceiling, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under, cupboard over. Work surface return with inset gas hob, cupboards & drawers under, cupboards & concealed cooker hood over. Tall unit to side housing integrated electric double oven with cupboards under & over.

#### UTILITY

2.08m x 1.60m (6'10" x 5'2")

Having window & part glazed door to side elevation, coved & textured ceiling, tile effect flooring, work surface with tiled splashback, space & plumbing for automatic washing machine & tumble dryer under, cupboards & gas fired boiler providing for both domestic hot water & heating over.







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### MASTER BEDROOM 4.20m x 2.96m (13'10" x 9'8")

Having window to front elevation, coved & textured ceiling, radiator, built-in wardrobe, further built-in wardrobe with drawers under, bedside drawers to either side of double bed space and further set of drawers.

### EN-SUITE 2.56m x 1.00m (8'5" x 3'4")

Having window to side elevation, radiator, majority tiled walls, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

### BEDROOM TWO 3.80m x 2.78m (12'6" x 9'1")

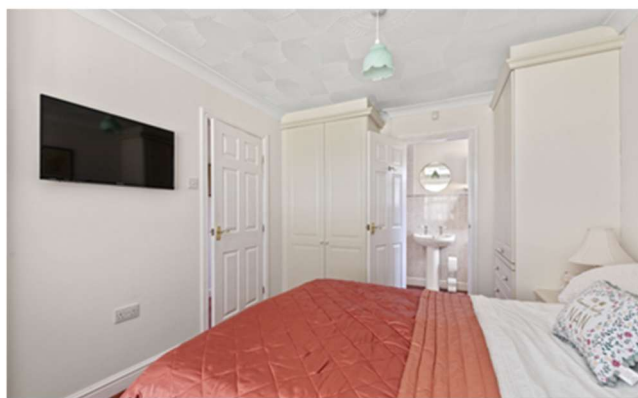
Having window to rear elevation, coved & textured ceiling, radiator and built-in wardrobes.

### BEDROOM THREE 2.78m x 2.55m (9'1" x 8'5")

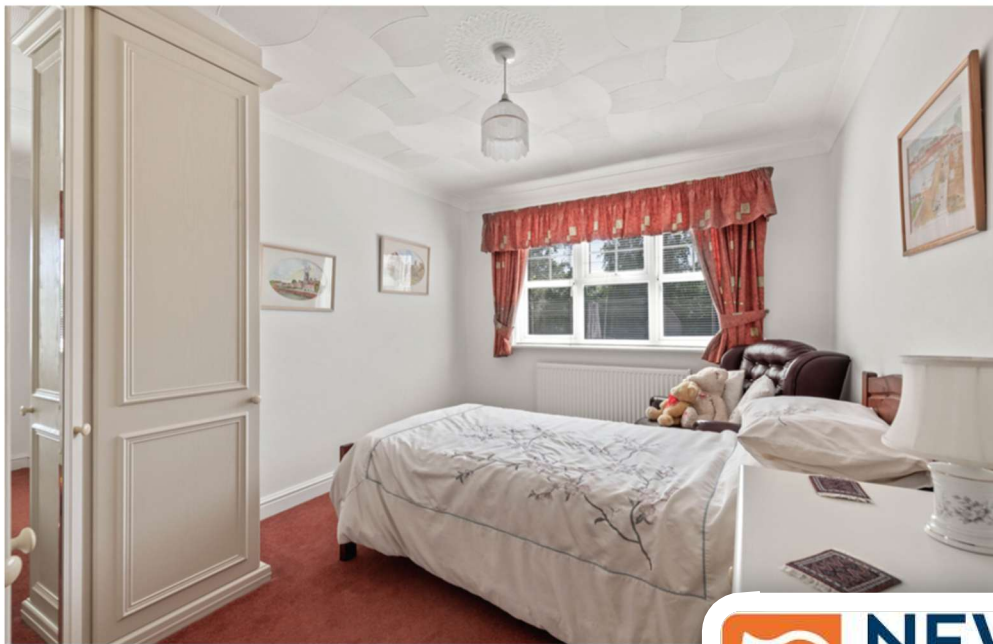
(max) Having window to side elevation, coved & textured ceiling and radiator.

### BATHROOM 2.56m x 1.60m (8'5" x 5'2")

Having window to side elevation, coved & textured ceiling, radiator, part tiled walls and extractor. Fitted with a suite comprising: panelled bath with mixer tap & hand held shower attachment, close coupled WC and pedestal hand basin.







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### EXTERIOR

To the front of the property there is a lawned garden and a driveway provides off-road parking and extends down the side of the property to the:

### GARAGE

5.10m x 2.60m (16'8" x 8'6")

Having up-and-over door, window to rear, light and power.

### REAR GARDEN

Being enclosed and laid to lawn with borders and having a paved patio and garden shed.

### THE PLOT

The property occupies a plot of approximately 0.14 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

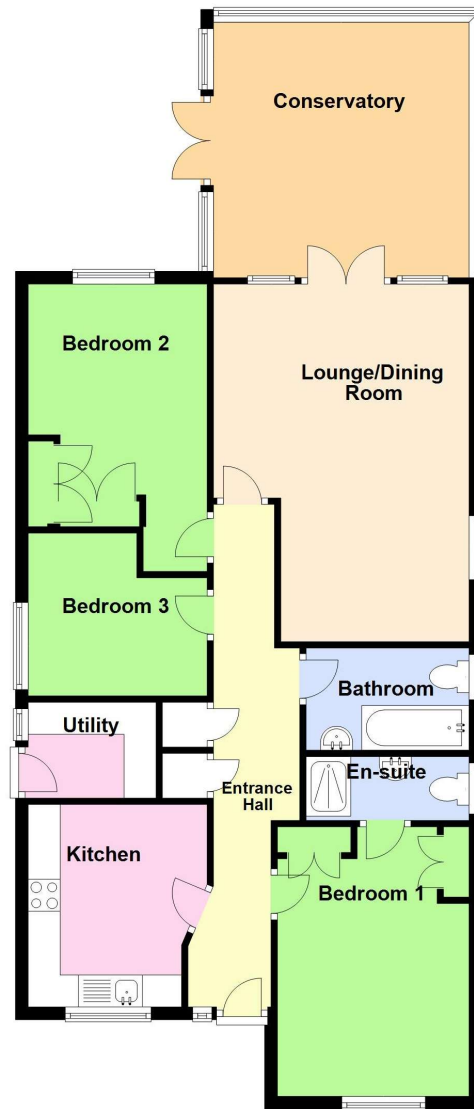
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band D.



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## Floorplan



Total area: approx. 98.7 sq. metres (1062.5 sq. feet)



### VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.

### 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.

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Newton Fallowell Horncastle

01507 499488

horncastle@newtonfallowell.co.uk