



Woodview, 76 Horncastle Road, Roughton Moor
Woodhall Spa, LN10 6UX



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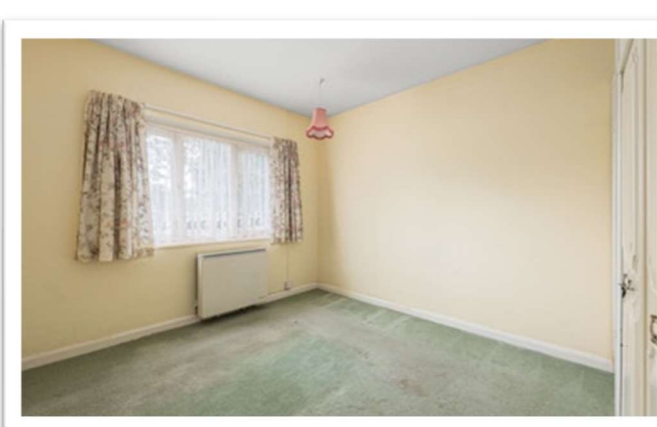
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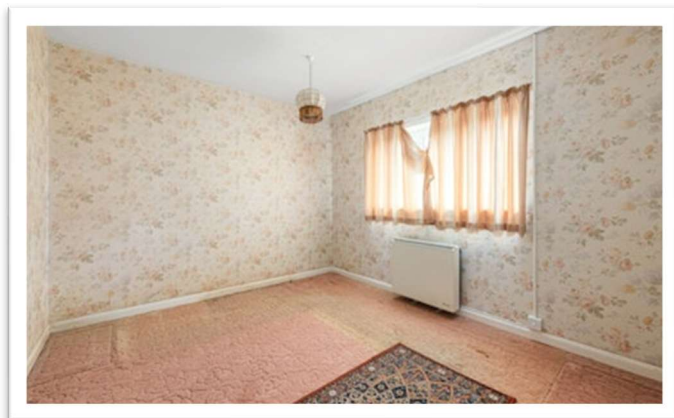
Offers over £325,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & kitchen
- Rear entrance utility & wet room
- Plot approx. 0.82 acre (STS)
- Lawned gardens
- In need of updating
- EPC rating E – NO CHAIN





A detached bungalow set on a generous plot of approximately 0.82 acre (STS), located on the outskirts of the highly sought-after village of Woodhall Spa.

Offering excellent potential, the property requires updating and currently comprises: porch, entrance hall, lounge, kitchen with pantry, rear entrance utility, three bedrooms and a wet room.

The bungalow is surrounded by extensive lawned gardens, providing ample outdoor space and scope for landscaping or extension, subject to consent (Please see important note for uplift clause) Available with no onward chain, this property presents an exciting opportunity to create a superb home in a desirable location.



ACCOMMODATION

Part glazed front entrance door to the:

PORCH

With further door to the:

ENTRANCE HALL

Having electric heater and access to roof space.

LOUNGE

3.62m x 3.5m (11'11" x 11'6")

Having window to front elevation, electric heater, picture rail and tiled fireplace with inset living flame style electric fire.

KITCHEN

3.6m x 3.01m (11'10" x 9'11")

Having window to rear elevation overlooking the utility, electric heater and pantry off with window to rear elevation. Fitted with a stainless steel sink unit with cupboard under, drawers to side with work surface over. Fitted cupboards with work surface over and fitted tall cupboards. Part glazed door to the:

REAR ENTRANCE UTILITY

Having windows to side & rear elevations, part glazed door to side elevation, tiled floor, space & plumbing for automatic washing machine.

BEDROOM ONE

3.77m x 3.02m (12'5" x 9'11")

Having window to rear elevation and electric heater.

BEDROOM TWO

3.43m x 3.02m (11'4" x 9'11")

Having window to front elevation and electric heater.

BEDROOM THREE

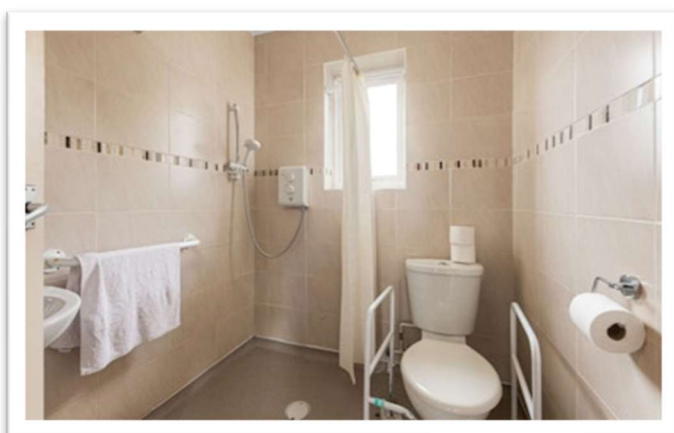
2.65m x 2.21m (8'8" x 7'4")

Having window to front elevation.

WET ROOM

2.04m x 1.79m (6'8" x 5'11")

Having window to rear elevation, tiled walls, waterproof flooring, electric shower fitting, close coupled WC and hand basin.



EXTERIOR

To the front of the property there is a lawn garden which extends down the right hand side of the property. A driveway extends down the left hand side of the property to the rear garden and a concrete sectional garage.

REAR GARDEN

Predominately laid to lawn and having various shrubs and trees.

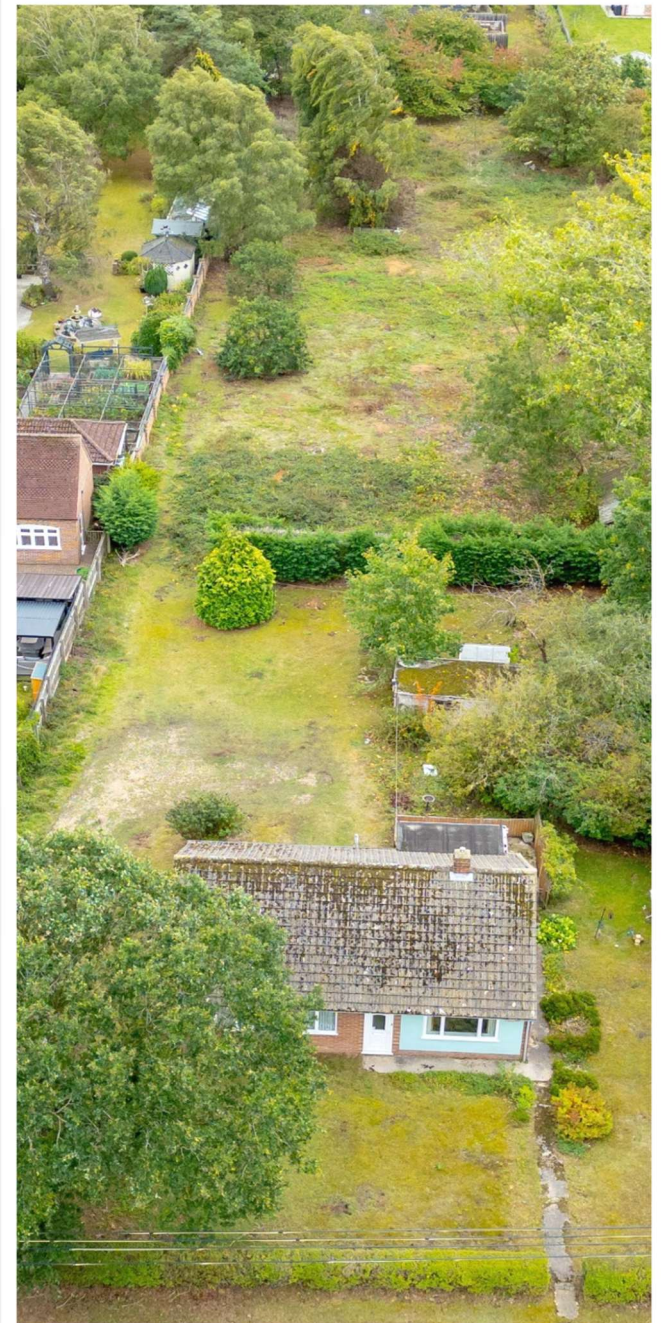
THE PLOT

The property occupies a plot of approximately 0.82 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.

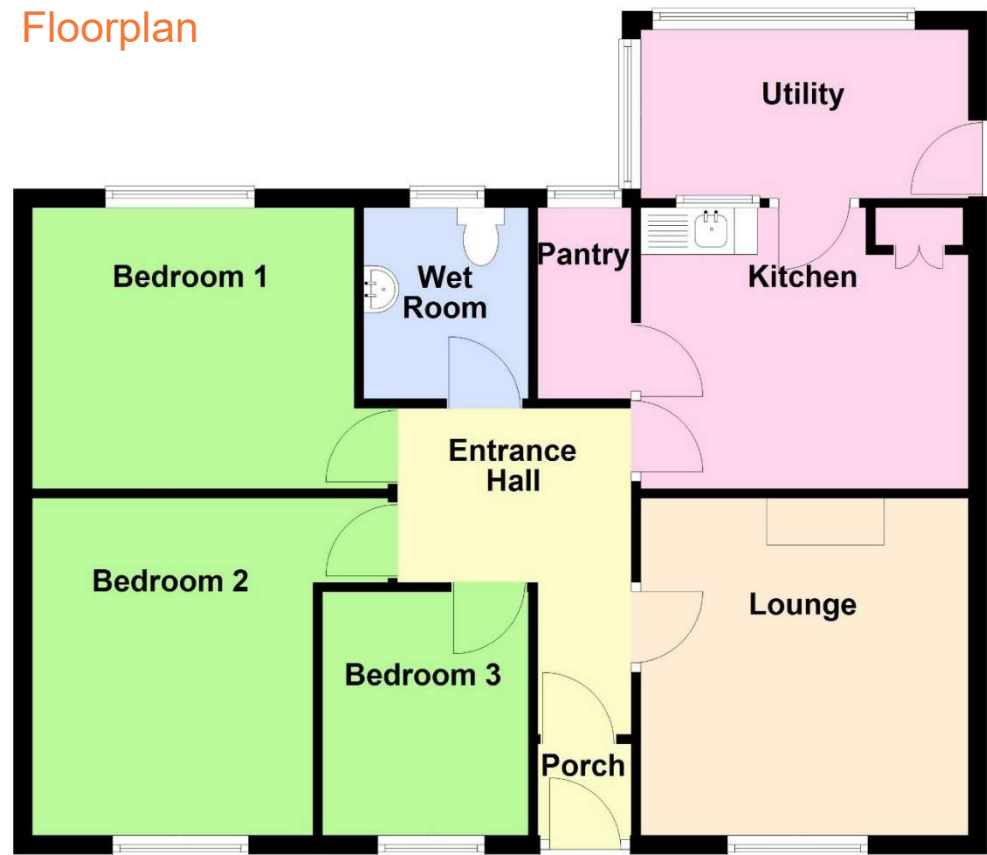




 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 73.7 sq. metres (793.6 sq. feet)

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric storage heaters and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

IMPORTANT NOTE

The sellers of this property will be inserting an uplift clause into the sale contract. The uplift will state that, should planning permission be obtained by the (new) owner of the property for additional dwellings within the boundary of the title of the property, the sellers will be entitled to 30% of the uplift in value (the difference between the purchase price and the value determined on the date planning permission is granted). The value will be determined by a Red Book valuation carried out by a qualified RICS registered surveyor. The clause will stand for 25 years. It is advisable that prospective purchasers seek their own, independent legal advice so as to fully understand the implications of such a clause.

AGENT'S NOTES

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.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk