



## 1 WILLOW CLOSE

WOODHALL SPA, LN10 5DU

**£599,000**  
**FREEHOLD**

Announcing Number 1 Willow Close - tucked in the corner of the close, this is a distinctive abode is definitely one not to miss.

Impressive and extensive living areas that are flawless finished, this remarkable home is all ready to go!



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AGENTS

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# 1 WILLOW CLOSE

- READY TO MOVE INTO NOW - QUALITY FLOORING/LVT ALREADY FITTED
- MAGNIFICENT OPEN PLAN LIVING DINING KITCHEN WITH QUALITY INTEGRAL APPLIANCES
- EXTENSIVE DUAL ASPECT LOUNGE WITH BI-FOLDS
- STUDY, UTILITY ROOM AND WC
- MASTER BEDROOM WITH DRESSING AREA AND ENSUITE
- THREE FURTHER DOUBLE BEDROOMS - ONE WITH ENSUITE
- DETACHED DOUBLE GARAGE WITH ELECTRIC ROLLER DOORS
- LARGE EASTERLY FACING GARDENS WITH PAVED PATIO
- EPC B - EXTREMELY ENERGY EFFICIENT - SOLAR PANELS, AIR SOURCE HEATING AND EV CHARGING POINT INCLUDED
- COUNCIL TAX - TBC (East Lindsey)



Image enhanced using Virtual Staging

## Full Description

Elegantly poised upon its corner plot, Number 1 Willow Close offers an exquisite opportunity to own an impeccably designed home, created by the renowned developers, 'Morgan Lowe Homes'. With meticulously designed and well proportioned family focussed accommodation, this property also offers superior finishes throughout.

The Reception Hallway invites us in to the home with the impressive feature staircase winding to the first floor.

Turning right, we enter the bright and beautiful front facing formal Lounge - this is a great entertaining and living space with dual aspect views provided by window to the front and bi-folds to the rear gardens. There is also a great sized Study ideal for homeworking or that may also be utilised as a Games/Play Room if required.

Continuing onwards, the spectacular open plan living dining kitchen is of epic proportions and easily allows for flexible and comfortable everyday family life in style. The bay fronted living area flows seamlessly onto the dining area - ideal for extended entertaining. The Kitchen area itself is impeccably designed and finished to exceptional standards - an array of high quality integrated appliances are complimented by a vast range of useful fitted units and the superb central island makes this an impressively versatile area that can tick all the boxes for practical daily living whilst delivering the 'wow' factor as well. Continuing

onward to the Garden Room area with full length bi-folds that enjoy capturing and treasuring the beauty of the east facing orientation of the extremely extensive gardens, a rare feature for standard new build properties! The Ground Floor living accommodation concludes with a good sized Utility and Laundry Room, WC and handy storage closet.

Heading on upstairs to the welcoming First Floor Landing, Two of the Four Double Bedrooms are serviced by the impressive Family Bathroom - complete with both a separate bath and shower.

The Second Bedroom offers a large and comfortable space with Ensuite and beautiful, far-reaching rural views to the rear elevation. The Master Bedroom is situated to the front elevation with an adjoining luxury Ensuite Shower-room, generous Dressing Area and ample space for further bedroom furnishings and super-king bed to the Bedroom area itself.

Externally, this beautiful home doesn't disappoint either. The extensive majority block paved driveway provides off road parking for multiple vehicles and also benefits from an EV charging point situated at the front of the Detached Double Garage, with electric roller doors. All of these incredible homes are set to much larger than average gardens, rarely found and anticipated from new build

homes. The rear gardens are fully fenced, set to lawn ready for the new owners to put their own creative horticultural stamp on and conclude with wonderful paved patio areas - ideal for summer dining and garden parties.

With no expense spared as well as solar panels to the roof and powered by Air Source Heating, providing ultra-energy efficiency and covered by a New Build Warranty for 10 years.

## ENTRANCE HALL

The welcoming hallway invites us into the beautiful living accommodation with the spectacular oak and glazed feature staircase gracefully rising to the first floor with a versatile understairs storage closet beneath and separate additional cloaks closet. The hallway invites us to:

## STUDY

A well sized home office space that may also be used as a play room or games room with a window to the front elevation.

## WC

With stylish wood effect LVT flooring and contemporary tiled half walls, suspended wash hand basin and with WC.

## LOUNGE

This impressive and extensive formal reception room benefits from a dual aspect outlook with two windows to the front and bi-folding doors to the rear gardens. Providing more than ample space for media outlets and large comfy sofas and armchairs and may also be utilised as a dining area as well if desired.

## OPEN PLAN LIVING DINING KITCHEN - LIVING AREA

Ideally used as a cosy snug/garden room space enjoying beautiful views through the large bi-folds to the gardens but also offer the versatility to be a breakfast area if preferred. The quality grey wood effect LVT flooring flows seamlessly throughout this stunning open plan space. Door to:

## UTILITY ROOM

A well proportioned and useful space with fitted units complimenting those in the Kitchen area, full length storage cupboard concealing the plantroom workings, quartz work surface with inset sink, space for washing machine and tumble dryer, modern grey wood effect LVT flooring, large window to the rear and an obscured glazed door to the rear elevation.



## KITCHEN AREA

The Kitchen Area in the heart of the home, with a modern yet timeless range of quality fitted units with complimenting quartz work surface over, gloss finished honeycomb effect tiled upstands and concealed downlighting to work surfaces. The aesthetically pleasing contrasting darker grey central island is a standout feature in this amazing space and has low level feature pendant lighting above and complimenting quartz surface over with a breakfast bar overhang to one space, perfect for breakfast bar stools. The central island itself also incorporates an integral wine/drinks chiller.

The quality finishes and thoughtfulness of this home's design continues with a vast range of fitted integral appliances to include fridge, freezer, 'Indesit' dishwasher, 'Neff' five ring electric hob and complimenting chimney style extractor above and 2 'Neff' chest level 'slide and hide' fan ovens and an additional 'Neff' microwave. A window to the rear garden sits above the inset butler sink unit with statement mixer tap over. Flowing to:

## LIVING DINING AREA

Having a bright bay window to the front, the second reception area may be utilised in many ways to suit modern family living.

## FIRST FLOOR LANDING

The bright Landing guides us to each of the property's four double bedrooms and also having feature window to the front, loft access hatch and airing/cylinder cupboard.

## MASTER BEDROOM

Situated to the front elevation, with ample space for king size bed and bedroom furnishings, two window enjoying views across the front garden. This excellent area also includes an impressive dressing area and door to:

## ENSUITE

Having textured tiling to majority walls, wood effect LVT flooring, suspended wash hand basin, WC, large shower cubicle with opening door and direct feed double head shower.

## FAMILY BATHROOM

Luxury Family Bathroom with tiling to part walls, wood effect LVT flooring, suspended vanity wash hand basin, WC, separate panelled bath and large corner shower cubicle with statement tiling, sliding entrance doors and direct feed double head shower.

## BEDROOM TWO

Situated to the rear, this bedroom has the most beautiful elevated views across to the Wolds. With ample space for king size bed and bedroom furnishings. Door to:

## ENSUITE

Having textured tiling to majority walls with a beautiful textured tiled subtle contrast to the shower area as well, wood effect LVT flooring, wash hand basin, WC, large corner shower cubicle with opening door and direct feed double head shower.

## BEDROOM THREE

A spacious double bedroom with cleverly designed bedroom furnishings recess and a large window to the front elevation.

## BEDROOM FOUR

Another generous sized double bedroom with cleverly designed bedroom furnishings recess and a large window to the rear elevation, also enjoying superb, far-reaching rural views

## EXTERNALLY

With Lincolnshire post and rail fencing to the front boundary and front lawns, the block paved reception driveway leads in turn to the Detached Double Garage and front oak framed entrance porch and provides ample off road parking for numerous vehicles with ease.

There is a side gated pathway leading to the side Utility Room doorway and onto the expansive east facing rear gardens - fully fenced and enclosed, the large gardens are of an excellent and rarely found size for a new build property which is another enticing factor of this wonderful home.

Set predominately to lawns, offering a blank canvas for the new owners to design and personalise to their own tastes and with a superb and much larger than average paved patio area, designed to be enjoyed on summer evenings via the bi-folding doors to the open plan living dining kitchen.

## GARAGE

With side courtesy door, power, lighting and electric roller doors x2

## Agents Note

Please note the furnishings in the photographs have been enhanced with the use of CGIs and virtual staging tools. The property is currently unfurnished.

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## ADDITIONAL INFORMATION

**Local Authority** – East Lindsey District Council

**Council Tax** – Band New Build

**Viewings** – By Appointment Only

**Floor Area** – 2496.00 sq ft

**Tenure** – Freehold



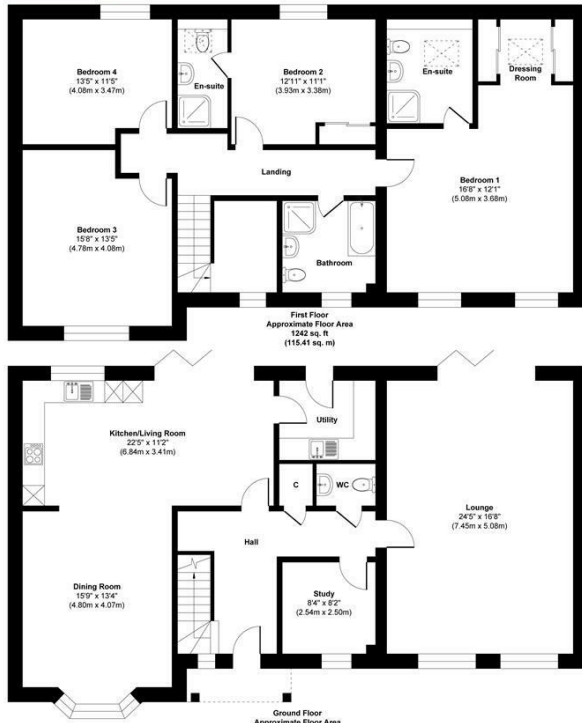
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### No. 1, Willow Close, Bucknall



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		86	87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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