



3 WILLOW CLOSE

WOODHALL SPA, LN10 5DU

£699,000
FREEHOLD

Proudly introducing Number Three, Willow Close - the largest of these meticulously finished and family orientated homes, this one certainly brings the 'wow factor'!



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3 WILLOW CLOSE

• OFFERING OVER 3300 SQFT OF LUXURY LIVING • INCREDIBLE OPEN PLAN LIVING DINING KITCHEN WITH QUALITY INTEGRAL APPLIANCES AND BI-FOLDS • SPACIOUS FORMAL LOUNGE AND ADDITIONAL SNUG/PLAYROOM • UTILITY ROOM AND WC • LARGE SOUTH FACING GARDENS WITH PAVED PATIO • MASTER SUITE WITH ENSUITE BATHROOM AND DRESSING ROOM • FOUR FURTHER DOUBLE BEDROOMS • READY TO MOVE INTO NOW - QUALITY FLOORING/LVT ALREADY FITTED • EPC B - EXTREMELY ENERGY EFFICIENT - SOLAR PANELS, AIR SOURCE HEATING AND EV CHARGING POINT INCLUDED • COUNCIL TAX - TBC (East Lindsey)



Full Description

With an modestly understated yet commanding prowess, Number Three Willow Close is the largest executive home on this exclusive development, created by the renowned developers, 'Morgan Lowe Homes'. The impressive living accommodation extends to over 3300 sqft, and is beautifully positioned upon a much larger than average south facing plot.

The Reception Hallway welcomes us into this stunning family home - the statement staircase rises to the first floor and turning right, to the versatile Snug / Play Room - turning left to the impressive front facing formal Lounge. Continuing onwards, we are drawn to the heart of the home and to the massive open plan living dining kitchen - this is the space that just keeps delivering! The full length bi-folds invite the outside into this gorgeous Kitchen area, with the aesthetic delights of the large central island, a vast range of storage and with fantastic range of quality integral appliances as well, this is such a perfect space for guests and growing families alike. We continue onward to the Living and Dining area with feature fireplace area and further full length bi-folds that encompass the beauty of the south facing extensive gardens.

The Ground Floor living accommodation concludes with a good sized Utility and Laundry Room and WC. Flowing on upstairs to the First Floor, Three of the Five 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 an adjoining Ensuite Shower-room.

The Master Bedroom Suite enjoys dual aspect views with an adjoining luxury Ensuite Bathroom, separate Dressing Room and ample space for further bedroom furnishings and super-king bed to the Bedroom area itself.

Externally this beautiful home does not disappoint. The extensive majority block paved driveway provides off road parking for several vehicles and also benefits from an EV charging point situated at the front of the Integral Double Garage, with electric roller doors. The rear gardens are fully fenced, set to lawn 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

This impressive home begins with the inviting hallway, providing access to all ground floor rooms and with the substantial oak and glazed feature staircase gracefully rising to the first floor with a versatile understairs storage closet beneath. We continue onto:

LOUNGE

The formal Lounge enjoys two windows to the front elevation and provides more than ample space for media outlets and large comfy sofas and armchairs.

SNUG / STUDY

A versatile family living space which may be adapted to suit as a cosy Study, Snug or Play Room. With two windows to the front and door to:

OPEN PLAN LIVING DINING KITCHEN

Bringing the 'wow factor' with elegant ease, this incredibly impressive and versatile space must be seen to be believed!

LIVING AREA

Ideally used as a family living room enjoying beautiful views through the large bi-folds to the gardens and leading onto the adjacent spacious Dining Area. The quality oak effect LVT flooring flows seamlessly throughout this stunning open plan space and is concluded with a touch of rustic charm with an exposed brick feature fireplace and wood mantle above.

KITCHEN AREA

The Kitchen Area in the heart of the home, with a modern yet timeless range of quality fitted units with complimenting quartz worksurface over, gloss finished honeycomb effect tiled upstands and concealed downlighting to worksurfaces. The aesthetically pleasing central island with the beautiful contrast of a partial solid wood work surface finish is a standout feature in this amazing space and has low level feature pendant lighting above inset butler sink unit with vintage style mixer tap over and complimenting quartz surface over with a breakfast bar overhang to one space, perfect for breakfast bar stools. The quality finishes and thoughtfulness of this home's design continues with a vast range of fitted integral appliances to include integral wine/drinks chiller, 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. The incredible bi-folding doors to the rear garden just complete this wonderful area to perfection.

UTILITY

With an integral door leads to the Garage and further door to the WC. 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, oak effect LVT flooring, large window to the rear and an obscured glazed door to the rear elevation.

WC

With stylish oak effect LVT flooring and contemporary textured tiled half walls, obscured glazed window to the rear, suspended wash hand basin and with WC.

FIRST FLOOR LANDING

The return staircase sweeps onwards to the Reception Landing, gliding onwards to each of the property's five double bedrooms and also having feature window to the front, loft access hatch double walk in storage closet and airing/cylinder cupboard.

MASTER BEDROOM SUITE

An exceptionally grand main bedroom suite of epic proportions, enjoying dual aspect views with large windows to the front and rear, and doors to the Dressing Room and Luxury Ensuite.

DRESSING ROOM

A wonderfully bright Dressing Area with window to the rear and ample space for a vanity area and bedroom furniture.

LUXURY ENSUITE BATHROOM

An elegant Ensuite having marble effect gloss finished tiling to walls, wood effect LVT flooring, twin suspended wash hand basins, WC, large shower cubicle with opening door and direct feed double head shower and free-standing curved top deep bath with shower handset over.

FAMILY BATHROOM

Luxury Family Bathroom with marble effect gloss finished tiling to walls, wood effect LVT flooring, skylight, circular vanity wash hand basin, WC, separate panelled bath and large corner shower cubicle with opening door and direct feed double head shower.

BEDROOM THREE

Situated to the rear, this bedroom offers ample space for king size bed and bedroom furnishings with a window overlooking the gardens.

BEDROOM TWO

Also situated to the rear, this bedroom has the most beautiful garden outlook via large window to the rear. 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, obscured glazed window to the rear, wood effect LVT flooring, wash hand basin, WC, large corner shower cubicle with opening door and direct feed double head shower.

BEDROOM FOUR

A spacious double bedroom with a large window to the front elevation.

BEDROOM FIVE

A spacious double bedroom with two windows to the front elevation.

DOUBLE GARAGE

With 2x electric roller doors, power and lighting.

EXTERNALLY

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 several vehicles with ease.

There is a side gated pathway leading onto the expansive south 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.

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

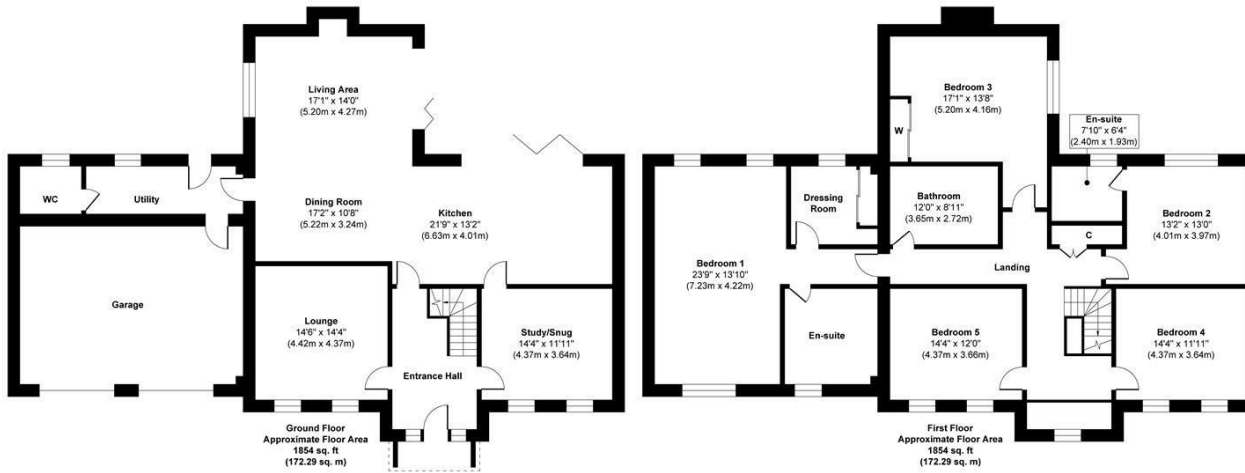
Floor Area – 3326.00 sq ft

Tenure – Freehold





No 3 Willow Close, Bucknall



Approx. Gross Internal Floor Area 3709 sq. ft / 344.58 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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