



- Extended Semi-Detached House
- Bright & Airy Reception Rooms
- Lounge & Sun Room
- Three Well Proportioned Bedrooms
- Master With En-Suite Shower Room
- Generous Kitchen Diner
- Garage & Parking
- Well Presented Throughout

Bennetts Mill Close, Woodhall Spa, LN10 6NA  
Offers In Region Of £240,000







Starkey&Brown are delighted to offer for sale this extended 3-bedroom semi-detached home. Accommodation briefly comprises an entrance hall, downstairs WC, a lounge with an electric fireplace, a fitted contemporary kitchen diner with a range of units, which extends to a bright and airy sun room overlooking the garden, perfect for entertaining or could be used as an additional study/snug room. Rising to the first floor, there are 3 well-proportioned bedrooms, the master bedroom benefitting from an en-suite shower room, with an additional family bathroom. The rear garden is mostly laid to lawn with a decking area. Garage, which has been adapted by the vendors into a home gym complete with power and lighting, with parking for 1 car in front. Woodhall Spa is well regarded due to its village amenities, which include independent shops, café and restaurants, Kinema In The Woods, Woodhall Spa Golf Club, Petwood Hotel, and Jubilee Park. To arrange a viewing contact Starkey&Brown. Council tax band: B. Freehold.





## uPVC composite door leading to:

### Entrance Hall

Shoe cupboard and stairs rising to the first floor. Access to:

### Lounge

15' 0" x 13' 2" (4.57m x 4.01m)

Electric fireplace, carpeted, a double-glazed window to the front and the side aspects, a radiator, and 2 TV points. Open access to:

### Kitchen Diner

16' 0" x 10' 6" (4.87m x 3.20m)

A range of wall and base units with worktops, tiled flooring, tiled splashback, plumbing for a washing machine, a stainless steel sink with mixer tap, a double-glazed window to the rear, an electric oven with extractor fan, an integral dishwasher and fridge freezer, space for a tumble dryer, a radiator, electric points, and space for a dining table. Access to:

### Sun Room

9' 7" x 8' 3" (2.92m x 2.51m)

Extension done by the current vendors in 2020. Laminate flooring, a double-glazing window to the rear aspect, and a uPVC double-glazed sliding door to the rear aspect.

### WC

Low-level WC, tiled flooring, tiled splashback, a wash hand basin, and a radiator.

### First Floor Landing

Carpeted, loft access - partially boarded with light. Access to bedrooms, bathroom, and airing cupboard.

### Bedroom 1

11' 3" x 9' 9" (3.43m x 2.97m)

Carpeted, a double-glazed window to the front aspect, a built-in wardrobe, and a radiator. Access to:

### En-Suite

Tiled flooring, a double-glazed frosted window to the front aspect, a wash hand basin, a low-level WC, a corner shower, an extractor fan, and a chrome heated towel rail.

### Bedroom 2

9' 8" x 9' 3" (2.94m x 2.82m)

Carpeted, a double-glazed window to the rear aspect, and a radiator.

### Bedroom 3

9' 5" x 6' 5" (2.87m x 1.95m)

Carpeted, a double-glazed window to the rear aspect, and a radiator.

### Family Bathroom

Three-piece suite comprising a low-level WC, a wash hand basin, panelled bath with overhead shower, tiled flooring, and a double-glazed frosted window to the side aspect.

### Outside Front

Shurbs, walled and hedged perimeter.

### Outside Rear

Fully enclosed, mostly laid to lawn, a decking area, and a gate leading to the garage.

### Garage

Currently being used as a home gym, up and over door, with electrics and power. Partially boarded loft. Access from the side of the property. Additional parking space in front of the garage.



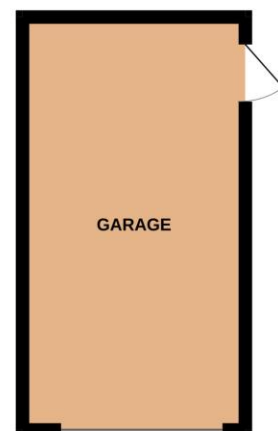
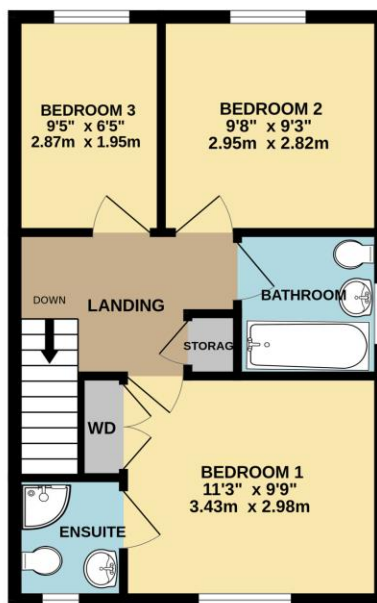
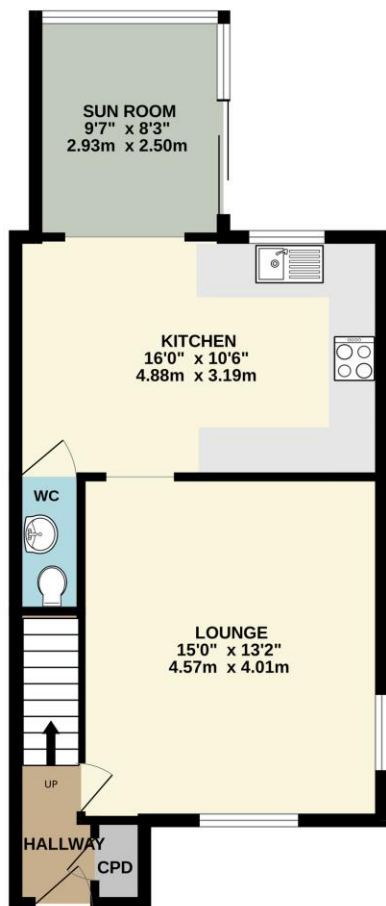




GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

GARAGE  
176 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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