



Horncastle Road, Woodhall Spa LN10 6UZ

welcome to

Horncastle Road, Woodhall Spa

GUIDE PRICE £800,000-£850,000-This magnificent, spacious family home is ideally situated in Woodhall Spa with six bedrooms, set amidst expansive south-facing gardens that border serene woodland. Boasting two en suites, multiple reception rooms, ample off road parking and a detached garage.



Approximate Floor Area = 269.2 sq m / 2898 sq ft
 Garage = 50.2 sq m / 540 sq ft
 Total = 319.4 sq m / 3438 sq ft



Entrance Hall

Living Room

14' 1" x 12' 7" (4.29m x 3.84m)

Kitchen

18' 1" x 12' 8" (5.51m x 3.86m)

Family Room

21' 1" x 15' 2" (6.43m x 4.62m)

Dining Room

20' 1" x 12' 7" (6.12m x 3.84m)

Utility Room

Cloakroom

Landing

Bedroom One

14' 3" x 12' 7" (4.34m x 3.84m)

En-Suite

Bedroom Three/ Dressing Room

18' 3" x 12' 7" (5.56m x 3.84m)

Bedroom Four

13' 3" x 12' 7" (4.04m x 3.84m)

Bedroom Five

13' 11" x 12' 8" (4.24m x 3.86m)

Bedroom Six

9' 3" x 8' 4" (2.82m x 2.54m)

Bathroom



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #73086

welcome to

Horncastle Road, Woodhall Spa

- GUIDE PRICE £800,000-£850,000- STUNNING SIX BEDROOM FAMILY HOME
- VERY GENEROUS PLOT
- MODERN & WELL PRESENTED ACCOMMODATION THROUGHOUT
- AMPLE DRIVEWAY PARKING & DETACHED GARAGE
- MASTER BEDROOM WITH EN SUITE & DRESSING ROOM

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£800,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR122183



Property Ref:
LCR122183 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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