



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

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Gold Trusted
Service Award

2023 feefo



11 Woodhall Road

Horncastle, Lincolnshire. LN9 5BG





11 Woodhall Road, Horncastle

11 Woodhall Road is an exceptionally well-presented, spacious family home, set to an attractive quarter acre plot on an elevated position to the edge of Horncastle – enjoying views to the rear across the town’s rooftops and to the undulating hills beyond. Enhanced and upgraded by the current vendors, the property provides high standard fixtures and fittings throughout; with a wealth of reception and bedroom spaces providing versatile accommodation to suit a range of requirements. The landscaped gardens provide varied space, with a series of patio seating spaces, mature flower beds, trees and shrubs alongside storage space; integral and further double detached garaging – all contained by hedging and gates to ensure a child and pet friendly space.

The property lies within walking distance for most of the full range of services and amenities of Horncastle, a Georgian market town providing a full range of services and amenities. These include primary, specialist and secondary schooling; with the prestigious Queen Elizabeth’s Grammar School located (alongside 11 Woodhall Road) on the Western side of the town. Alongside a range of supermarkets, doctors surgery, post office, sporting facilities, bank and petrol stations; the town enjoys a series of cafes and independent shops, public transport links to the county capital of Lincoln and the coastal resort of Skegness.



ACCOMMODATION

Entered to the front through wood effect composite door with obscure double glazed full height window alongside, to:

Hallway having built staircase up to first floor, built in understairs storage cupboard with louvre doors, wood effect flooring, radiator, wall lights and power points. Wood arched window to rear aspect, double doors to kitchen and door to:



Lounge having uPVC double glazed window to front aspect; log burning stove on polished hearth set to stone surround, carpeted floor, TV points, radiator, ceiling light and power points. Wood single glazed double doors to:

Garden Room having wood double glazed windows to sides and rear, French doors to side aspect; wood effect flooring, radiator, ceiling light and power points.

Dining Kitchen having uPVC double glazed window to rear aspect; an excellent range of storage units to base and wall levels, plus island with breakfast bar, 1 1/2 bowl sink and drainer inset to roll edge worktop with space and connections for upright American style fridge freezer. Rangemaster cooker to tiled surround with extractor canopy, tiled floor, radiator, ceiling spotlights and power points. Open double doorway to snug, doors to utility and to:

Boot Room with wood effect flooring, radiator, ceiling light and power points. Door to garage.

Snug with uPVC double glazed window to side aspect; wood effect flooring, TV point, radiator, ceiling light and power points.

Utility having uPVC double glazed door to rear aspect; a range of modern units to base and wall levels. space and connections for washing machine and dryer, dog shower with tiled surround. Tiled floor, radiator and ceiling light. Door to:

Cloakroom with uPVC obscure double glazed window to side aspect; pedestal wash hand basin, low level WC, tiled floor, heated towel rail and ceiling light.

First Floor - Gallery Landing with skylight to side aspect; built in airing cupboard and door to storage space, carpeted floor, radiator, ceiling lights and power points. Doors to first floor accommodation, including:

Master Bedroom having uPVC double glazed windows to front aspect; carpeted floor, radiator, ceiling light, air con and power points. Wood obscure windowed door to dressing room and double doors to:

En-suite Shower Room having skylight to side aspect; walk in shower cubicle with board surround, monsoon and regular head over, wash hand basin inset to storage unit and low level WC. Tile effect flooring, heated towel rail and ceiling spot lights.





Dressing Room with uPVC double glazed window to side, built in wardrobe and further storage space, carpeted floor, radiator and ceiling light.

Family Bathroom having skylight to side, bath with monsoon and regular shower over, board surround, pedestal wash hand basin and low level WC. Tiled to walls, tile effect flooring, heated towel rail and ceiling spot lights.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Shower Room having skylight to rear aspect; corner shower cubicle, pedestal wash hand basin and low level WC. Tiles to walls and floor, heated towel rail and ceiling lights.

Bedroom with uPVC double glazed windows to front and rear aspect; carpeted floor, radiators, ceiling light and power points.

OUTSIDE

The property is approached from Woodhall Road through double vehicle gates with brick columns, and down brick paved driveway with turnaround and parking space, accommodating multiple vehicles and leading to the **Detached Double Garage** and large **Integral Garage** with wide up and over door to side, uPVC double glazed window to front, uPVC door to other side, TV point, radiator, ceiling lights and power points. The front garden is laid to lawn, with landscaped radial plant beds contained by dwarf brick wall, and patio steps leading up from the front seating space and to the garden. With a range of mature flowers, shrubs and trees, this space is well sheltered from the front with evergreen hedging containing the boundaries.

The rear garden provides a range of patio seating spaces, lawns and landscaped flower beds across three levels, with thoughtful hedging, trellis fencing and sleeper edging dividing the spaces – which provide sheltered and sun-lit seating areas throughout the day. To the corner stands the **Detached Garage** with uPVC personnel door to side, lights and power points and covered storage space. behind. The largest patio seating space leads off the rear, looking across the garden and the rooftops of Horncastle beyond.





East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

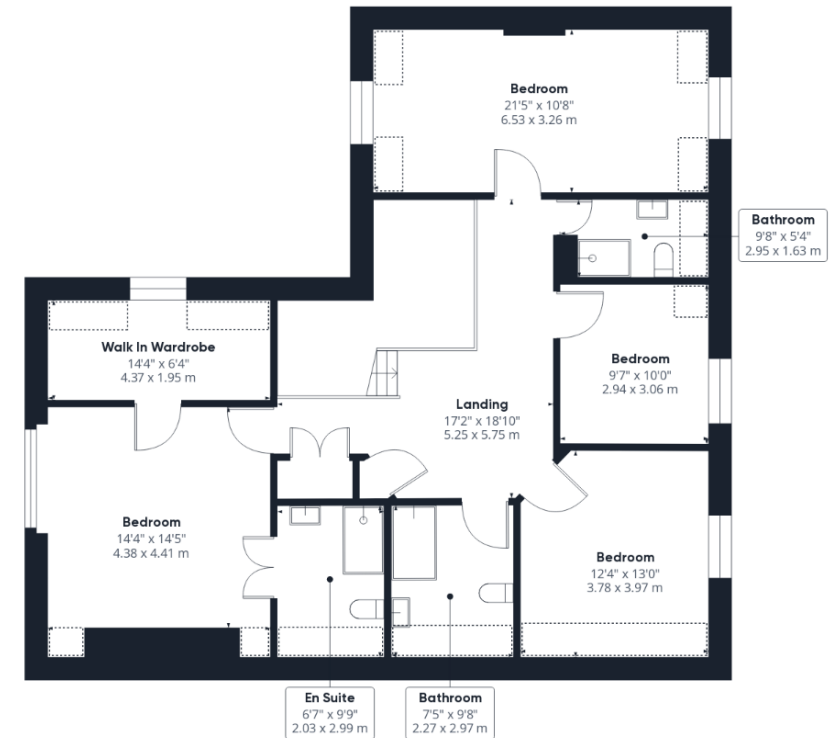
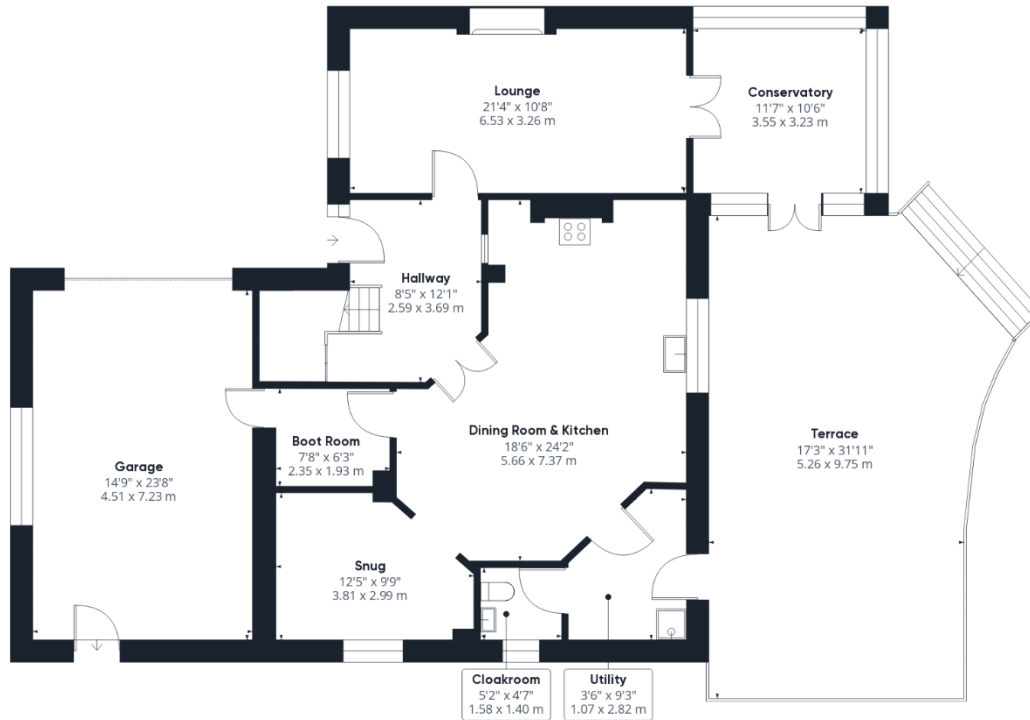
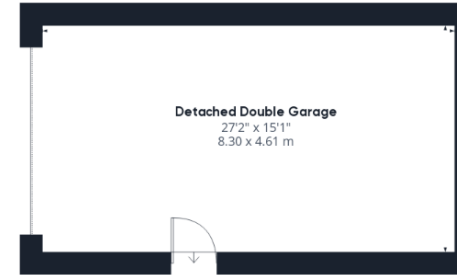
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