



The Holly, Plots 16 - 19, Manor Drive

Woodhall Spa, Lincolnshire LN10 6AJ

£279,950

Two Bedroom Semi-Detached Bungalows



# The Holly, Plots 16 - 19

## Manor Drive, Woodhall Spa Lincolnshire LN10 6AJ

Lincoln – 18 miles

Grantham – 32 miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)

An attractive development of stylish new homes built by well-known local builders. Each property has been carefully designed and thoughtfully positioned within an appealing cul-de-sac. Situated to an ever-popular area of this most sought after village, Manor Drive enjoys the best of both worlds having a countryside feel yet within reasonable walking distance from the shopping, social and educational facilities this superb village provides. There are many delightful walks close by including the Viking Way and the Water Cycle Path following the edge of the River Witham to Lincoln.

**WHY BUY NEW?** New homes are built to the very latest Building Regulations, making them more energy efficient with modern heating systems and higher levels of insulation. Homes built today can be up to 50% more efficient than a property built in the early 1980s. Less maintenance, being brand new, your home will not need modernising or re-decorating for some time. The doors and windows will only require cleaning as maintenance. First use, everything is clean, unused and new! No greasy kitchen units, no tobacco smells or damaged fixtures and fittings. You do not have to live with the previous occupant's taste or DIY disasters. Simplified buying process, end of chain, flexibility with new build. Warranty, insurance providing reassurance and peace of mind for ten years.



Examples taken from pervious Holly plots

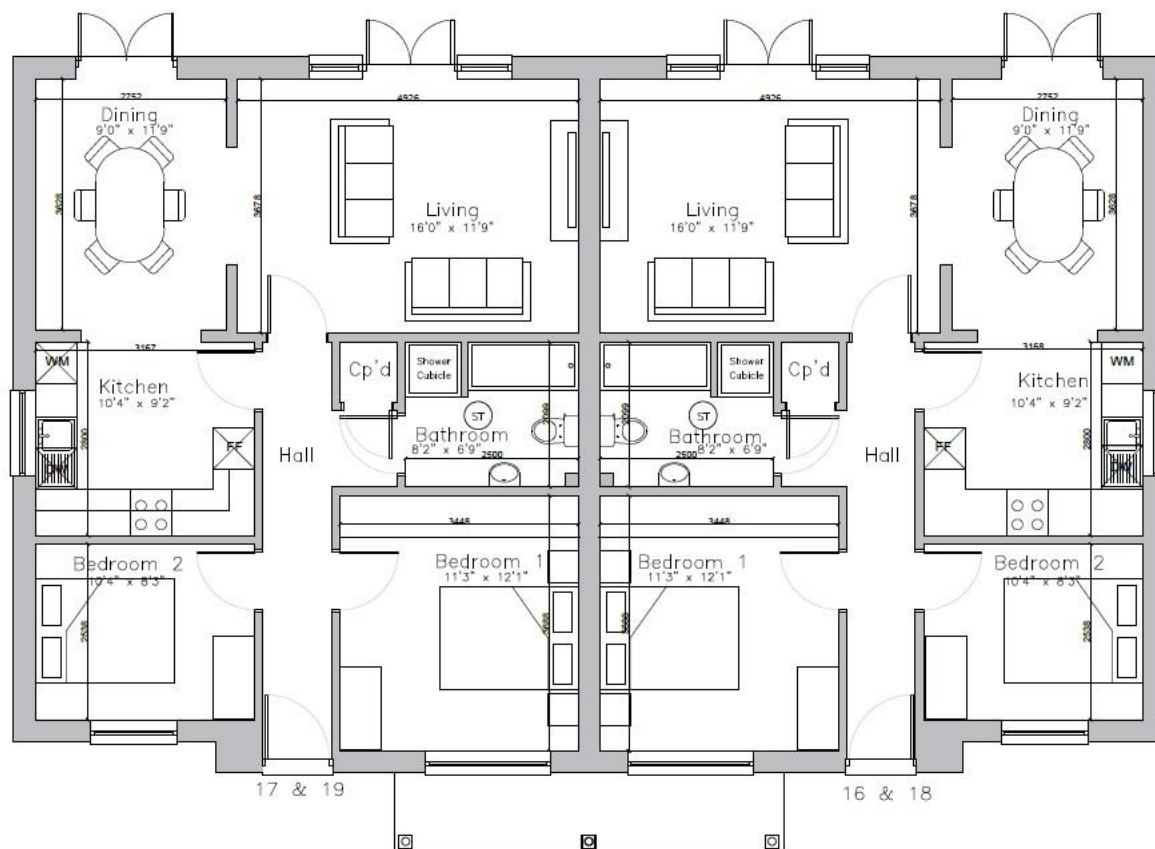


## Manor Drive, Woodhall Spa



- The Oak 3 Bedroom House
- The Birch 3 Bedroom Bungalow
- The Holly 2 Bedroom Bungalow
- The Acorn 3 Bedroom House
- Awaiting Release





### The Holly

A two double bedroom semi-detached bungalow carefully designed with modern living in mind including open plan living kitchen diner enhanced by two sets of patio doors to the rear garden. Externally the property has the benefit of off-street parking and garage and enclosed north facing rear gardens.

### **Accommodation Comprises:** **Reception Hall**

### **Open Plan Living Kitchen Diner:**

#### **Kitchen Area 10' 4" x 9' 2" (3.15m x 2.79m)**

With a range of stylish high specification units including oven pack and integrated fridge/freezer and dishwasher.

#### **Dining Area 9' 0" x 11' 9" (2.74m x 3.58m)**

With patio doors leading to the enclosed rear garden.

#### **Living Area 16' 0" x 11' 9" (4.87m x 3.58m)**

With patio doors leading to the enclosed rear garden.

#### **Bedroom 1 11' 3" x 12' 1" (3.43m x 3.68m)**

With front aspect.

#### **Bedroom 2 10' 4" x 8' 3" (3.15m x 2.51m)**

With front aspect.

#### **Bathroom 8' 2" x 6' 9" (2.49m x 2.06m)**

With a white suite comprising paneled bath, pedestal wash hand basin and low-level WC.

### **Outside**

The property is approached over a block paved driveway providing off-street parking and leads to a **Garage**. The rear garden will include a patio area.

**Please Note:** Manor Drive is a private road and an annual service charge will be applicable.

Main Front Photo is a computer-generated image

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*The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.*

**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.*