



108 Horncastle Road  
Woodhall Spa, Lincolnshire LN10 6UX

£799,995  
NEW BUILD







# 108 Horncastle Road

Woodhall Spa, Lincolnshire LN10 6UX

Lincoln – 20 miles

Grantham – 34 miles with East Coast rail link to London

Boston - 18 miles

(Distances are approximate)



A striking four double bedroom new build property thoughtfully designed with modern living in mind.

- Low Maintenance Landscaped Drive
- Union Jack Double Gates
- Double Garage with Room Above
- Living kitchen with pitched cathedral style ceiling and central brick fire place
- Bifold doors
- Good size south facing rear garden.
- 3 Bathrooms and WC
- 2 Reception Rooms
- Gas Central Heating
- Architect Certificate Guarantee





**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.

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.

**THESE PARTICULARS WERE Updated 1/4/25**

Property Reference: WO0001 6096

Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies approximately six miles away and stands in the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.

**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.

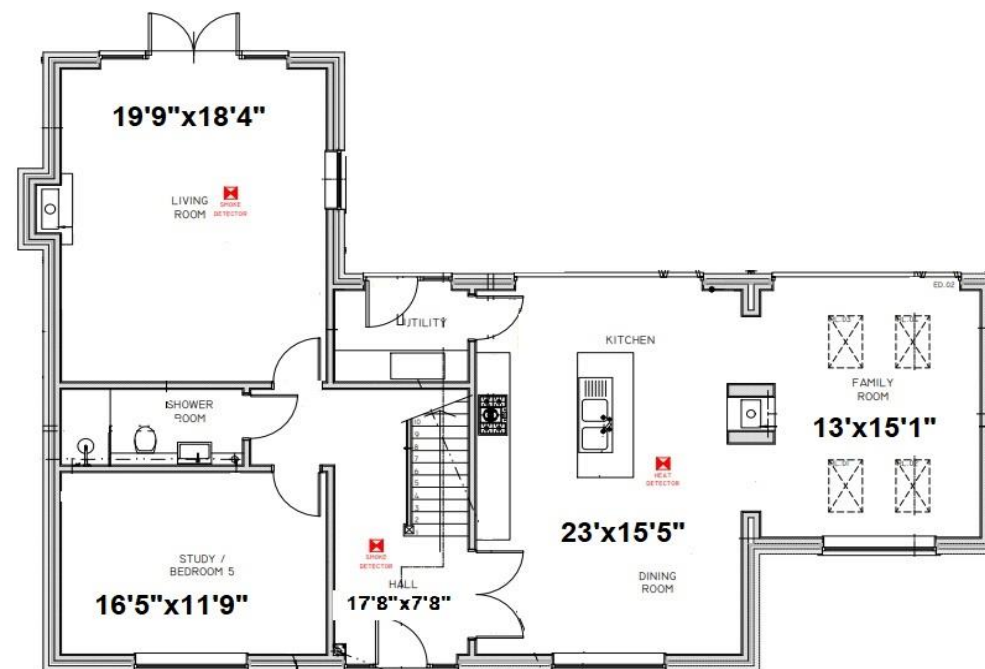
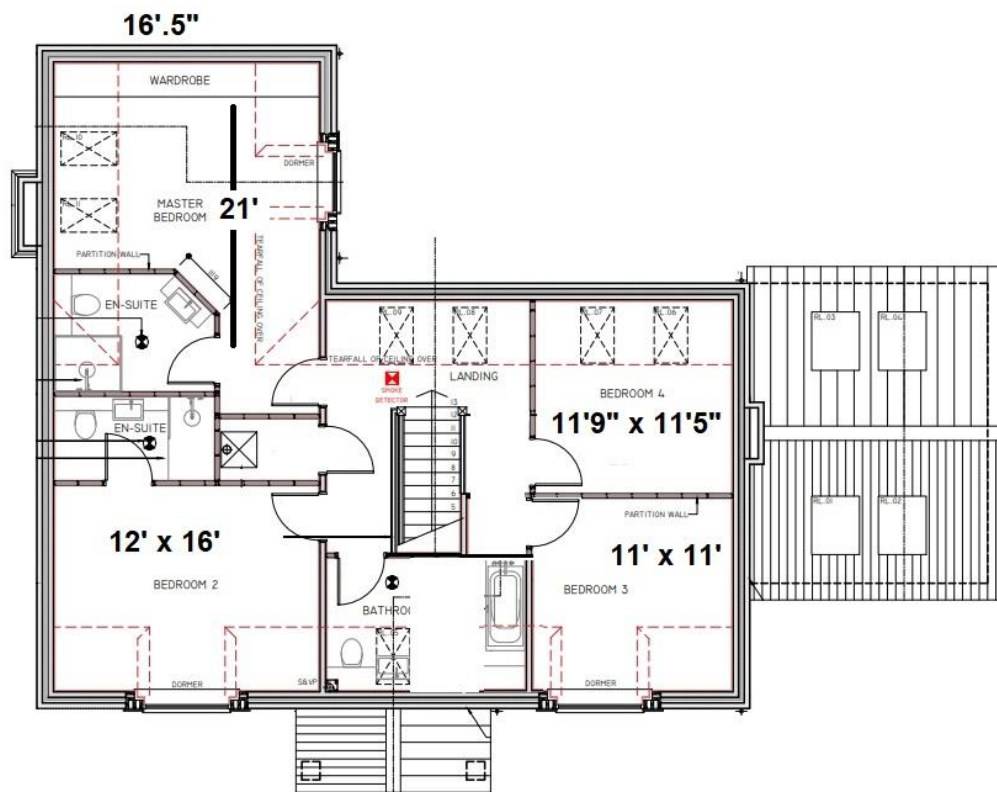
#### **Further Information**

All mains services. Gas central heating. UPVC double glazing.

**Local Authority:** East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = tbc

EPC RATING = tbc



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