



108 Horncastle Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6UX

£799,950
NEW BUILD

BELL



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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

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.

Accommodation

Entrance into the property inset to solid oak pillared storm porch is gained through a traditional style composite door leading into:

Reception Hall

With staircase to the first floor and having ornate radiator, timber style flooring, power points and double doors to:





Kitchen 22' 9" x 15' 1" (6.93m x 4.59m)

A superb dual aspect room including south facing bi-folding doors to the rear garden. There is a stylish range of fitted units comprising range double oven with seven ring gas hob, solid timber worksurface to each side over draws, larder cupboard to each side, wall mounted cupboards above and filter hood over the hob. There is a solid timber covered central island unit extending to provide breakfast bar and having twin Belfast style sink over base further base units. To opposite wall is further worksurface over base units, wall mounted cupboards above, larder cupboard and American style fridge freezer. There is timber style flooring and oak glazed panel door to utility room. The room opens out to the dining room separated by a central double sided open brick fire place with stone hearth and solid timber mantle.

Dining Room 15' 5" x 13' 0" (4.70m x 3.96m)

A dual aspect room with south facing bi-folding doors to the rear garden and pitched ceiling with exposed timbers. There are two ornate radiators, power points and wooden style flooring.

Utility Room 7' 9" x 5' 0" (2.36m x 1.52m)

With uPVC door to the rear of the property and having solid timber worksurface over base unit, space and plumbing for washing machine and larder cupboard. There is wood effect flooring and power points.

Sitting Room 19' 6" x 16' 0" (5.94m x 4.87m)

A dual aspect room with bi-folding door to the rear garden and having cast iron stove set to stone hearth with open brick surround and solid timber mantle. There is wooden style flooring, two ornate radiators and power points.

Family Room/Study 17' 3" x 11' 6" (5.25m x 3.50m)

A multi-functional room with options for home office or even a further bedroom with potential en-suite. There is wooden style flooring, ornate radiator and power points.

Shower Room

With shower cubicle, wash hand basin and a low-level WC.

First Floor

Galleried Landing

With deep airing cupboard, access to roof space, radiator, power points and door to:

Bedroom 1 16' 2" x 12' 3" extending to 20' 9" (6.32m x 4.92m x 3.73m)

A dual aspect room overlooking the rear garden and having wooden style flooring, two ornate radiators, power points and door to:



En-Suite

With a traditional white suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is wooden style flooring and radiator.

Bedroom 2 16' 1" x 12' 2" (4.90m x 3.71m)

With front aspect and having wood style flooring, ornate radiator, power points and door to **En-Suite** with a white suite comprising shower cubicle, wash hand basin over vanity cupboard and a low level WC. There is wooden style flooring and radiator.

Bedroom 3 11' 7" x 11' 3" (3.53m x 3.43m)

With front aspect and having timber style flooring, ornate radiator and power points.

Bedroom 4 11' 7" x 11' 3" (3.53m x 3.43m)

With Velux windows to the south and having timber style flooring, radiator and power points.

Bathroom 11' 3" x 7' 2" (3.43m x 2.18m)

With a white suite comprising paneled bath with ornate shower attachment side taps, pedestal wash hand basin and a low-level WC. There is timber style flooring and radiator.

Outside

The property is entered through solid timber 'Union Jack' double gates and over a graveled driveway providing ample parking for several vehicles and leading to **Detached Double Garage** with two up and over doors, power and lighting. There will be a recreation room above with Velux windows power and lighting.

Further Information

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

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = tbc

EPC 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.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL

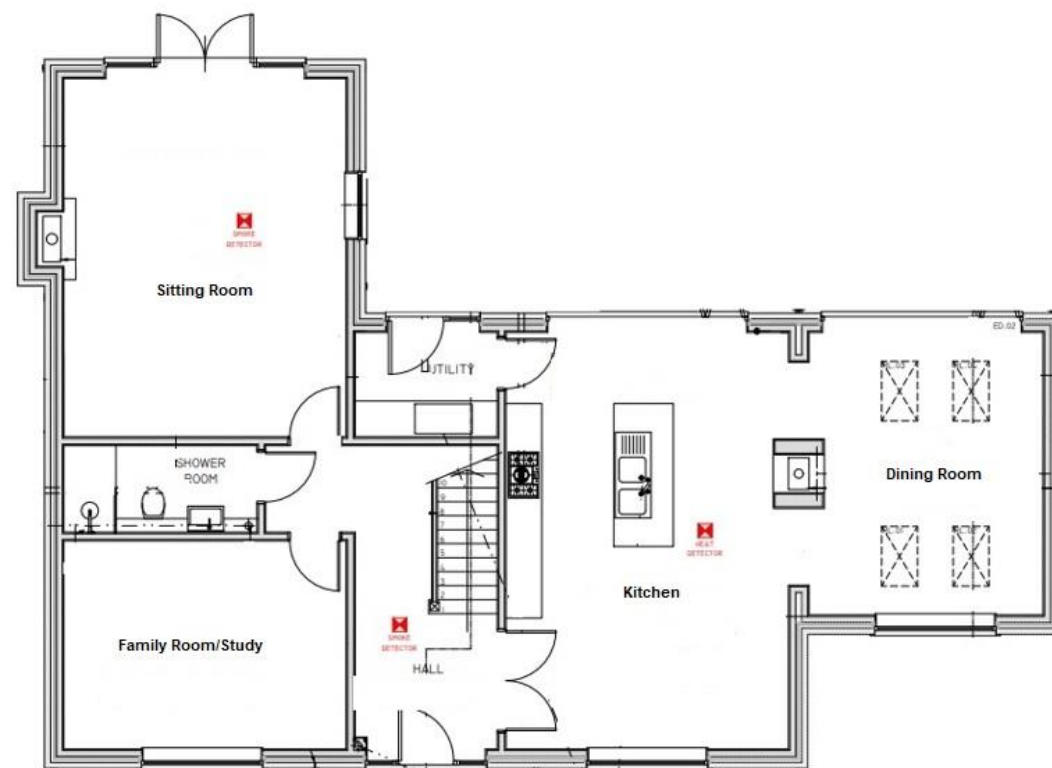
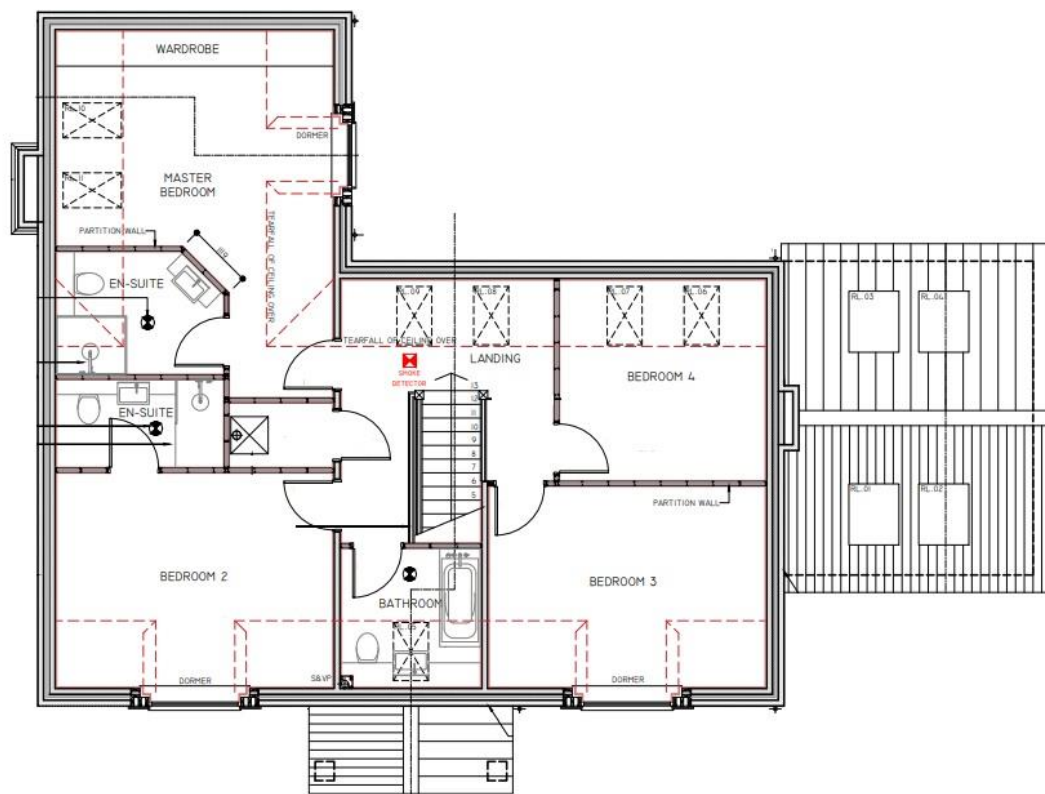
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