



Cherrywood, 16 Horncastle Road
Woodhall Spa, Lincolnshire LN10 6UZ

£675,000
NO ONWARD CHAIN





16 Horncastle Road

Woodhall Spa Lincolnshire LN10 6UZ

Lincoln – 19 miles

Grantham – 33 miles (with East Coast rail link to London)

Boston – 19 miles

Horncastle – 6 miles

(Distances are approximate)

An outstanding home of some significant appeal providing an extensive range of versatile accommodation. The property has been thoughtfully extended and reconfigured having stylish living kitchen and large living room both having doors to the south facing rear garden. There are four bedrooms in total including a self-contained one-bedroom annex giving opportunities for multi-generational living. There is underfloor heating to most of the ground floor, Sonos integrated sound system and oak doors. Outside there is parking for many vehicles, attractive gardens and detached home office. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance.



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

Reception Hall

The standard of fitment is immediately apparent as soon as you walk into this most appealing home. There is built-in cloaks cupboard, useful utility cupboard, staircase to the first floor and door to:



Living Kitchen 24' 10" x 14' 0" (7.56m x 4.26m)

This striking triple aspect room with vaulted ceiling is the 'Hub' of the home. There are patio doors leading to the rear garden and a wide range of stylish fitted units comprising one and a half stainless steel sink drainer with 'Quooker' instant hot water mixer tap inset to Quartz worksurface over base units including integral dishwasher. To opposite wall there is integrated twin fridges and two integral freezers, electric double oven, combination microwave oven and warming drawer and a bank of tall larder cupboards. There is a Quartz central island unit over further base units, 5 ring induction hob with 'flexizone' and solid timber breakfast bar to one end. There is tiled flooring, integral audio speakers, ceiling spot lights, ample power points and door to side.

Living Room 26' 3" x 12' 1" (7.99m x 3.68m)

A superb south facing room overlooking the rear garden through a nineteen feet wide sliding patio door, there is coved ceiling, timber flooring, ceiling spot lights, integral audio speakers, television point and power points.

Bedroom 4 13' 5" x 11' 4" (4.09m x 3.45m)

This multi-functional room could also make a snug or tv room. Being dual aspect including bay window to the front and having power points.

Bathroom 11' 5" x 7' 5" (3.48m x 2.26m)

Being fully wall and floor tiled with a suite comprising level access shower enclosure, panelled bath, wash hand basin and a low-level WC.

Annex/Guest Suite

Bedroom 11' 10" x 11' 9" (3.60m x 3.58m)

With bay window to the front and having power points, door to Annex Living Room and door to **En-Suite** being fully wall tiled and having a suite comprising shower cubicle, pedestal wash hand basin and a low-level w.c. There is tiled flooring and vanity unit.

Annex Lounge 15' 1" x 9' 2" (4.59m x 2.79m)

With front aspect and having electric heating, power points and door to:





Kitchenette 9' 5" x 6' 4" (2.87m x 1.93m)

With a range of fitted units comprising one and a half sink drainer inset to worksurface over base units, electric oven and microwave oven. There is electric heater, power points and UPVC door to the side of the property.

First Floor

Landing

With natural light, deep walk-in airing cupboard, power points and door to:

Main Bedroom 14' 3" x 11' 1" (4.34m x 3.38m) extending to 15' 9" (4.80m)

With sloping ceiling, view over the rear garden, electric heater, ceiling spot lights, power points, door to **En-Suite** and door to **Walk-In Wardrobe/Dressing Room 9' 10" x 8' 4" (2.99m x 2.54m)** with 'Velux' window, hanging rails and power points. En-suite with a suite comprising shower cubicle, wash hand basin over vanity unit and a low-level w.c. There is tiled flooring and a heated towel rail.

Bedroom 2 11' 3" x 11' 1" (3.43m x 3.38m)

With front aspect and power points.

Outside

The property is approached over a gravelled driveway providing ample parking for several vehicles. The south facing rear garden is predominantly laid to lawn with a variety of decorative shrubs to borders and paved patio area. There is a useful **Detached Home Office 17' 9" x 10' 0" (5.41m x 3.05m)** with patio doors opening to the rear garden, telephone points and power points. This home office was designed to easily convert to detached garage if required subject to any necessary consents. There is a timber garden shed discreetly tucked out the way to one side.

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 = D

EPC Rating = D

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.

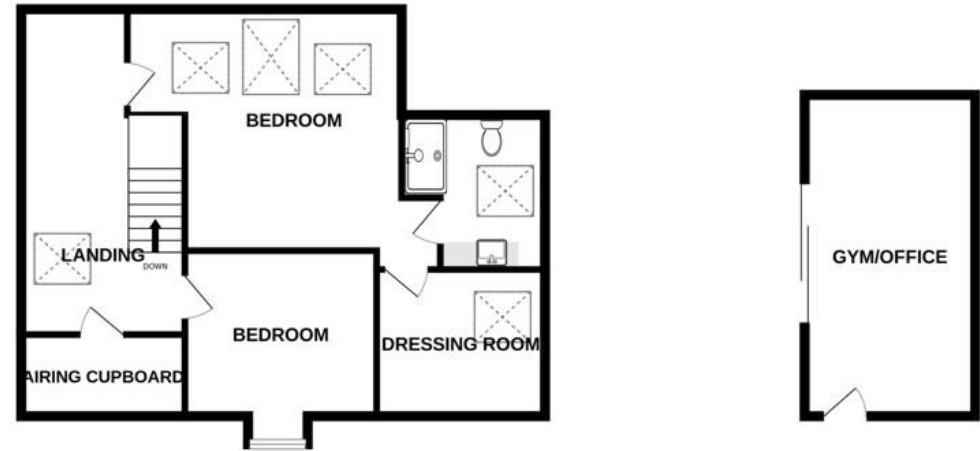




GROUND FLOOR
1634 sq.ft. (151.8 sq.m.) approx.



1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 2506 sq.ft. (232.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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