



Three Gables, 32 Kirkby Lane
Woodhall Spa, Lincolnshire LN10 6YZ

£485,000





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Lincoln – 21 miles

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

Boston – 18 miles

(Distances are approximate)

Situated to a most appealing woodland setting stands this extremely well presented three bedroom detached bungalow. Internally the property is further enhanced by two reception rooms, stylish kitchen and ensuite bathroom to the main bedroom. Outside there is ample parking for many vehicles, garage, car port and enclosed rear gardens offering excellent privacy. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance. There are also wonderful woodland walks directly opposite and also 'Ostlers Plantation' a short walk away. A viewing of this lovely home is highly recommended to fully appreciate the accommodation and setting on offer.

Accommodation

Entrance into the property is gained through a UPVC door into:

Entrance Lobby

With lighting and UPVC door into:

Reception Hall

With covered ceiling, radiator, power points and door to rear garden and doors to accommodation including:



Shower Room

Being fully wall tiled and having a suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is a heated towel rail.

Kitchen 12' 5" x 10' 11" (3.78m x 3.32m)

Overlooking the rear garden and having a range of stylish fitted units comprising one and a half sink drainer with mixer tap inset to work surface over base units including integral dishwasher, washer/dryer and wine chiller. There is an electric double oven with warming drawer, four ring gas hob, wall mounted cupboards above and filter hood over the hob. There are coved ceilings, ceiling spot lights, feature plinth lighting, ample power points and door to:

Living Room 16' 10" x 12' 0" (5.13m x 3.65m)

A large reception room with UPVC patio doors to the rear garden, cast iron stove set to granite hearth with wood effect concrete mantle. There are coved ceilings, radiator, television point, power points and wide-open doorway to:

Garden Room 15' 5" x 9' 10" (4.70m x 2.99m)

A superb triple aspect addition to the home currently used as a dining room overlooking and having UPVC patio doors to the garden. There are 'Velux' windows and ceiling spot lights.

Pantry/Store

Being off the reception hall providing good space for boots, coats and utility items. There is shelving, coved ceiling, power points and UPVC door to the side of the property.

Bedroom 1 15' 0" x 11' 9" (4.57m x 3.58m)

Overlooking the front garden and having coved ceiling, radiator, power points and door to:

En-Suite Bathroom 10' 2" x 5' 7" (3.10m x 1.70m)

Being fully wall tiled and having a suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is tiled flooring, ceiling spot lights and a heated towel rail.





Bedroom 2 12' 0" x 9' 0" (3.65m x 2.74m)

With a front garden aspect and having coved ceiling, radiator and power points.

Bedroom 3 12' 1" x 8' 10" (3.68m x 2.69m)

Currently used as a home office, overlooking the rear garden and having coved ceiling, radiator and power points.

Outside

The property is set well back from the minor passing road over a long tarmac driveway providing ample parking for many vehicles, turning area and leads to garage and covered carport. **Garage 18' 3" x 10' 10" (5.56m x 3.30m)** with up and over door, power, lighting and service door to the rear. **Carport 18' 10" x 12' 5" (5.74m x 3.78m)** to the side of garage. The remaining front garden is mostly laid to lawn with a wide variety of decorative shrubs and mature trees to borders. The enclosed rear garden is predominantly laid to lawn with large flagstone paving ideal for outside entertaining.

Further Information

Mains electric, gas and water. Gas central heating. UPVC double glazing. Drains to a private system.

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 = C



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 PREPARED APRIL 2023

Property Reference: WO0001 6187



GROUND FLOOR
1455 sq.ft. (135.2 sq.m.) approx.



TOTAL FLOOR AREA : 1455 sq.ft. (135.2 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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