



# The Hollinwell

1 Trinity Road, Woodhall Spa, Lincolnshire LN10 6UA

£499,950





Pictures from Show Home - For Demonstration purposes only



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Lincoln – 20 miles

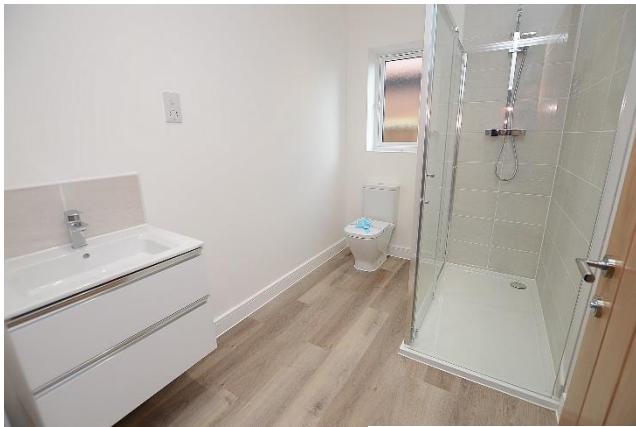
Grantham – 33 miles with East Coast rail link to London

Boston - 19 miles

(Distances are approximate)

A thoughtfully designed three double bedroom bungalow pleasantly situated within this attractive development. Internally the property is enhanced by stylish kitchen and bathroom, underfloor heating throughout and bi-folding doors. Outside the property enjoys rural facing rear gardens, integral oversized garage and parking for many vehicles. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within reasonable walking distance. A viewing is highly recommended to fully appreciate the standard of fitment and setting on offer.

**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.



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## Accommodation

### Reception Hall

With built-in cloaks cupboard and oak doors to:

### Lounge 15' 3" x 14' 9" (4.64m x 4.49m)

With deep bay window to front of property, television points and power points.

### Kitchen Diner 19' 5" x 13' 3" (5.91m x 4.04m)

Overlooking the rear garden through UPVC bi-folding doors. There is a range of stylish fitted units comprising sink drainer inset to ample worksurface over base units including integrated dishwasher and fridge over freezer. There is an electric double oven, warming drawer, wall mounted cupboards above with downlighting. There is a central island unit set to worksurface over further base units with four ring electric hob having extractor fan over. There are ceiling spot lights, power points and door to:

### Utility Room 11' 7" x 5' 9" (3.53m x 1.75m)

With sink drainer inset to worksurface over base units having space and plumbing for washing machine. There are power points and service door to the integral garage.

### Principle Bedroom 16' 3" x 10' 2" (4.95m x 3.10m)

With front aspect and having power points. The room opens to provide a dressing room with door to:

### En-Suite 9' 4" x 6' 4" (2.84m x 1.93m)

With a white suite comprising large shower cubicle, low-level WC and a wash hand basin over vanity cupboard. There is wood effect flooring and a heated towel rail.

### Bedroom 2 11' 7" x 11' 0" (3.53m x 3.35m)

Overlooking the rear garden and having power points.

### Bedroom 3 11' 7" x 9' 10" (3.53m x 2.99m)

With rear aspect and having power points.

### Bathroom 7' 3" x 7' 1" (2.21m x 2.16m)

With a white suite comprising panelled bath having shower attachment taps, low-level WC and wash hand basin over vanity unit. There is wood effect flooring and a heated towel rail.



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.

## Outside

The property is approached over a block paved driveway providing ample parking for several vehicles and leads to **Integral Oversized Garage 22' 2" x 20' 0" (6.75m x 6.09m)**, with electric up and over door, power and lighting. The remaining front garden is laid to lawn. The enclosed rear garden is laid to lawn with paved patio area. There is outside lighting and water tap.

## Further Information

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

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

**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 JULY 2023**

Property Reference: WO0001 6304

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.

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