



## 2 Church Terrace

Main Road, Roughton, Woodhall Spa, Lincolnshire LN10 6YJ

£175,000

NO ONWARD CHAIN



ROBERT BELL & COMPANY



## 2 Church Terrace Roughton, Lincolnshire LN10 6YJ

Lincoln – 22 miles

Grantham – 33 miles with East Coast rail link to London

Boston - 17 miles

Woodhall Spa – 3.5 miles

(Distances are approximate)

An appealing three bedroom mid-terrace house pleasantly situated within the pretty village of Roughton and enjoys superb open views over the Lincolnshire countryside. Internally this extended property is enhanced by two reception rooms, conservatory and stylish kitchen. Outside the property has thoughtfully designed front and rear gardens landscaped with a wide variety of decorative shrubs to borders. There is access to a small timber garage and parking facilities in front of property. The shopping, social and educational facilities can be found within the nearby inland resort of Woodhall Spa and the Georgian market town of Horncastle both a short drive away.

The nearby village of 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 with its storm porch over is gained through uPVC door to:

### **Entrance Hallway**

Having staircase to first floor, electric heater, power point and door to:





**Sitting Room** 17' 11" x 22' 2" (5.46m x 6.75m)

Overlooking the front garden and having cast iron stove with marble hearth, coving, television aerial point, electric heater, dado rail, wood effect flooring, power points, door to kitchen and archway to:

**Dining Room** 9' 8" x 10' 3" (2.94m x 3.12m)

With side aspect and having pitched ceiling, electric heater, wood effect flooring, power points and glazed panel double doors to:

**Conservatory** 8' 0" x 17' 0" (2.44m x 5.18m)

Overlooking rear garden and having, power point and uPVC door to rear garden.

**L-Shaped Kitchen** 13' 10" x 8' 5" (4.21m x 2.56m)

Overlooking the rear garden and having a range of stylish fitted units comprising one and a half sink drainer inset to ample work surface over matching base units including room and plumbing for dishwasher. There are wall mounted cupboards above with tiled splash backs to work surfaces. To opposite wall there is further fitted work surface over matching base units including electric oven and wine rack. There is a four-ring bottled gas hob, wall mounted cupboards above with filter hood over hob, built-in under stairs cupboard, water softener, power points and door to:

**Hallway**

With alternative front door, door to rear, space and plumbing for washing machine, electric heater, door to rear garden and door to:



**Cloakroom**

Having low-level WC, and wash hand basin.

**First Floor**

**Landing**

With most appealing rural views, access to roof space, power points and door to:

**Bedroom 1** 11' 8" x 12' 1" (3.55m x 3.68m)

With front aspect and having coving, electric heater, telephone point, power points and door to built-in wardrobe.



### Bedroom 2 12' 2" x 9' 8" (3.71m x 2.94m)

With front aspect and having built-in wardrobe, electric heater and power points.

### Bedroom 3 9' 3" x 7' 11" (2.82m x 2.41m)

With far reaching rural views with built-in Airing Cupboard housing emersion heater and power points.

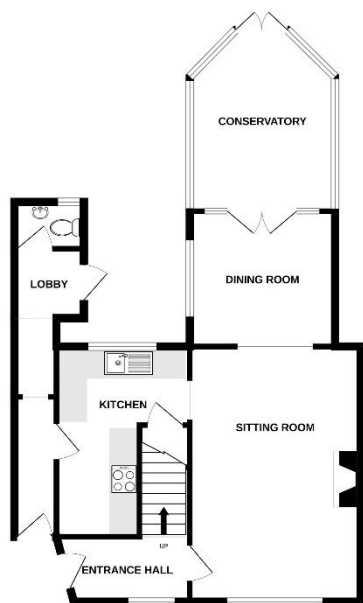
### Shower Room

With a suite comprising of shower cubicle, wash hand basin over vanity cupboard, low-level WC, decorative wall tiling and heated towel rail.

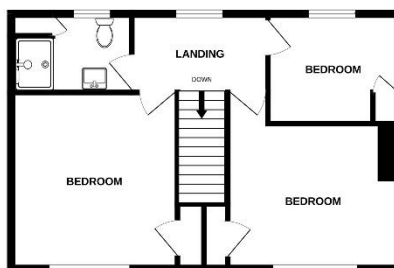
### Outside

The property is approached over a shared path leading to main entrance door. The front garden with mature hedge frontage and a variety of plants and shrubs to borders. The enclosed rear garden is thoughtfully designed and landscaped with a wide variety of decorative plants and shrubs including paved patio and various seating areas. A feature of this property is its enclosed rear outlook over open countryside. There is a **Detached Garage** to the far end of the terrace (please note there is no parking in front of the garage) and parking facilities on the grass verge in front of the property.

GROUND FLOOR  
688 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.

While 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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### Further Information

Mains electricity and water. Electric heating. Drains to a private system. 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 = A  
EPC RATING = E

**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.

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