



Heath House, 21 Horncastle Road
Woodhall Spa, Lincolnshire LN10 6UY

£650,000





21 Horncastle Road

Woodhall Spa, Lincolnshire LN10 6UY

Lincoln – 19 miles

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

Boston – 19 miles

(Distances are approximate)

Situated to the highly regarded Horncastle Road this appealing four bedroom detached house has recently undergone a wide range of uplifting and reconfiguration to provide a superb family home. Internally there are two reception rooms including large triple aspect living room, stylish breakfast kitchen and ground floor bedroom. The accommodation is versatile and could offer annex or guest suite to the ground floor. Outside the property is enhanced by its most appealing gardens, integral garage and its 'in and out' driveway. The shopping, social and educational facilities are all within reasonable walking distance including footpath passing through the Woodhall Spa Golf Course, very close by. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.



Accommodation

Entrance into the property is set deep into a covered veranda providing an appealing seating area with UPVC door into:

Reception Hall

With staircase to the first floor and having good storage below. There is a glazed oak door to:

Lounge 28' 0" x 12' 6" (8.53m x 3.81m)

A superb triple aspect room including bay window to the south and patio doors to the rear garden. There is an open fire place with pattern glazed tiling, ornate surround and matching mirror over. There are coved ceilings, radiators and power points.



Sitting Room 13' 0" x 12' 0" (3.96m x 3.65m)

Overlooking the rear garden through sliding patio doors and having coved ceiling, radiator, wood effect flooring, radiator, power points and oak door to:

Breakfast Kitchen 18' 0" x 8' 5" (5.48m x 2.56m)

Overlooking the rear garden and having a stylish range of fitted units comprising porcelain sink drainer inset to work surface over base units including 'Neff' integrated dishwasher. To opposite wall there is a 'Neff' four ring induction hob inset to further worksurface over base units including electric oven. There are wall mounted cupboards above, extractor fan over the hob and pine corner unit. There is wood effect flooring, radiator, power points, door to inner hall and door to:

Utility Room 9' 10" x 6' 5" (2.99m x 1.95m)

With worksurface to one wall over space and plumbing for washing machine, radiator, power points and UPVC door to the rear garden.

Inner Hall

With deep walk-in pantry and having UPVC door to rear of property, service door to garage and door to:

Ground Floor Bedroom 16' 5" x 10' 9" (5.00m x 3.27m)

This versatile room is currently used as a guest bedroom, as it has its own UPVC entrance door and is close to the shower room. It could equally be suitable as a home office, family room or recreation room. There are patio doors to the front, wood effect flooring, coved ceiling, radiator and power points.



Shower Room

Being off the inner hall and having a white suite comprising a corner shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is coved ceiling, radiator and wood effect flooring.

First Floor

Landing

A spacious south facing landing with deep built-in linen cupboard, radiator, power points and door to:



Bedroom 2 17' 5" x 12' 0" (5.30m x 3.65m) max

With side aspect and having built-in storage, two radiators, power points and doorway to **En-Suite**, having shower cubicle and wash hand basin. There is wood effect flooring, heated towel rail and shaver point.

Bedroom 3 15' 0" x 13' 0" (4.57m x 3.96m)

With garden views and having picture rails, radiator, power points and door to **En-Suite** with a white suite comprising corner shower cubicle, wash hand basin over vanity unit and a low-level WC.

Bedroom 4 15' 1" into bay x 13' 0 (4.59 x 3.96)

With bay window to front aspect and having two built in double wardrobes, picture rails, radiator and power points.

Bathroom 9' 1" x 8' 9" (2.77m x 2.66m)

With clear view aspect over the rear garden and having a recently upgrade suite comprising panelled bath, shower cubicle, wash hand basin over vanity unit and a low-level WC. There are ceiling spot lights, wood effect flooring, heated towel rail and built-in linen cupboard.

Outside The property is approached over a 'Carriage' in and out driveway providing easy access, ample parking for many vehicles and leads to **Integral Double Garage 18' 0" x 16' 8" (5.48m x 5.08m)** with electric up and over door, power, lighting and service door into property. The large gardens are predominantly to the rear and south west, mostly laid to lawn with a wide variety of decorative shrubs to borders.

Further Information

All mains services. Gas fired 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 = F EPC Rating = E

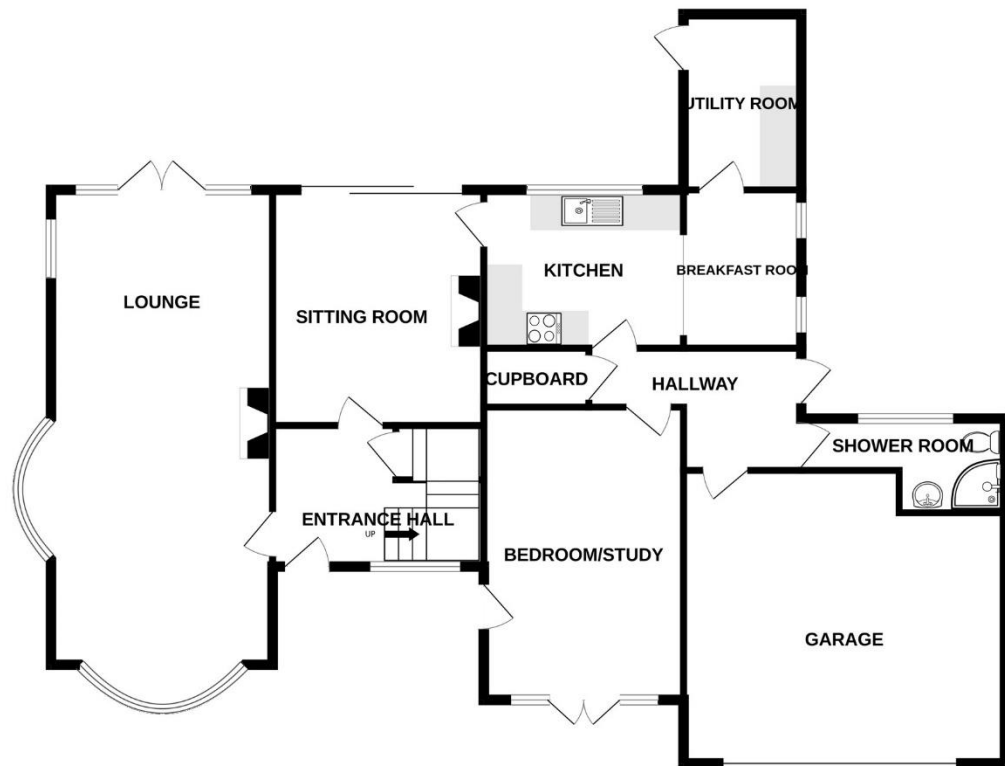
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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.

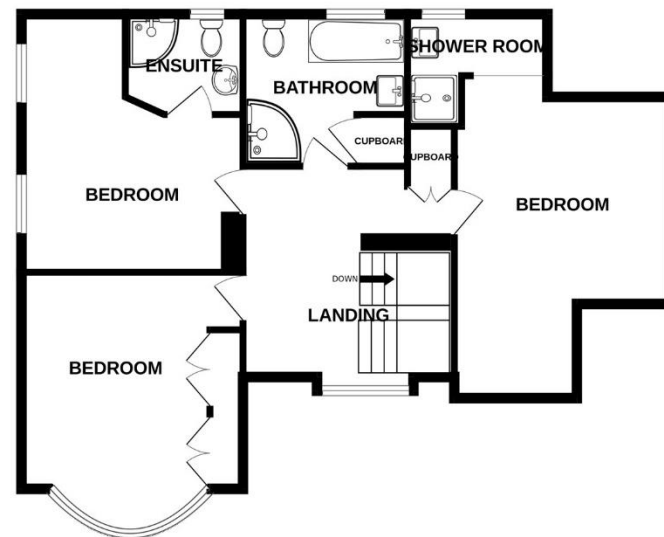




GROUND FLOOR
1415 sq.ft. (131.5 sq.m.) approx.



1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 2201 sq.ft. (204.5 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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