



Turnberry House, 44 Turnberry Drive
Woodhall Spa, Lincolnshire LN10 6UE

OIEO £500,000





Turnberry House

Woodhall Spa, Lincolnshire LN10 6UE

Lincoln – 21 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17.5 miles

(Distances are approximate)

Pleasantly situated within the ever-popular Viking Park stands this substantial four double bedroom detached house. Internally the property provides three reception rooms and large breakfast kitchen. Externally the property is enhanced by detached double garage, off street parking and south facing rear gardens. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance. A viewing of this superb family home is highly recommended to fully appreciate the setting and size of accommodation on offer.

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 storm porch over is gained through a UPVC door into:

Reception Hall

An appealing entrance into the home with balustrade staircase to the first floor galleried landing. There is coved ceiling, radiator, power points and glazed panel double doors to:

Lounge 17' 9" x 14' 3" (5.41m x 4.34m)

A dual aspect room with gas coal effect fire set to decorative surround, coved ceiling, wall lights, radiator and power points.





Dining Room 14' 3" x 12' 10" (4.34m x 3.91m)

Also accessed off the reception hall having double aspect to the front, coved ceiling, radiator, power points and door to:

Breakfast Kitchen 21' 5" x 13' 6" (6.52m x 4.11m)

The 'Hub' of this superb family home, overlooking the garden to the south through UPVC patio doors. There is a wide range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including integral dishwasher and fridge. There is a four-ring electric hob, electric oven, wall mounted cupboards above and filter hood over the hob. There is a central island unit providing further worksurface over storage cupboards, worksurface to opposite wall over base units with wall mounted cupboards above. There is a door to walk-in pantry, tiled flooring, radiator, power points, door returning to reception hall, door to home office and door to:

Utility Room 7' 2" x 7' 8" (2.18m x 2.34m)

With side aspect and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine and tumble dryer. There is coved ceiling, tiled flooring, radiator, power points and UPVC door to rear garden and door to:

Cloakroom

With a low-level WC, pedestal wash hand basin, coved ceiling, tiled flooring, cloak hook to one wall and radiator.

Home Office 11' 9" x 9' 10" (3.58m x 2.99m)

With double aspect overlooking the rear garden and having wood effect flooring, telephone point, radiator and power points.



First Floor

Galleried Landing

With balustrading to three sides and aspect over the reception hall. There is a built-in airing cupboard, coved ceiling, radiator, power points and door to four double bedrooms including:

Main Bedroom 18' 0" x 14' 6" (5.48m x 4.42m)

A dual aspect room and having coved ceilings, radiator, power points and archway to **Dressing Area** having fitted wardrobes and drawers to each side, ceiling spot lights and door to **En-Suite** having a suite comprising large shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator, ceiling spot lights and radiator.



Bedroom 2 14' 5" x 13' 0" (4.39m x 3.96m)

With coved ceiling, radiator and power points.



Bedroom 3 13' 6" x 9' 11" (4.11m x 3.02m)

Overlooking the rear garden and having coved ceiling, radiator and power points.

Bedroom 4 12' 0" x 9' 10" (3.65m x 2.99m)

Overlooking the rear garden and having coved ceiling, radiator and power points.

Bathroom 10' 8" x 9' 10" (3.25m x 2.99m)

With a suite comprising panelled bath, large shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator and ceiling spot lights.

Outside

The property is approached off Turnberry Drive over a shared driveway with one other property, leading to gravelled parking area and to **Detached Double Garage 19' 0" x 16' 9" (5.79m x 5.10m)** having two up and over doors, power, lighting and service door to the side. A path leads to the main entrance door with decorative shrubs to borders. The enclosed rear garden is predominantly laid to lawn with a variety of ornamental shrubs to borders.

Further Information

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

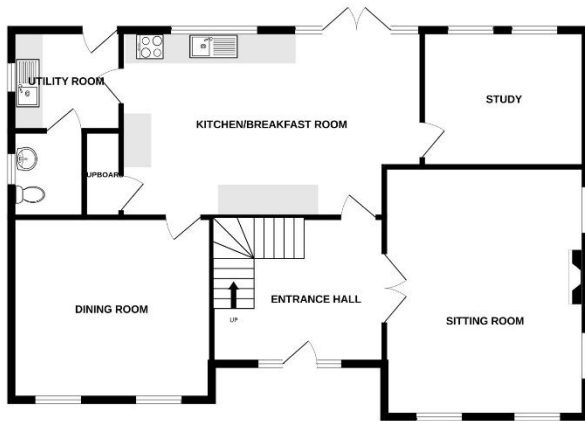
Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = E
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.

GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 2172 sq.ft. (201.8 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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