



26 Horncastle Road
Woodhall Spa, Lincolnshire LN10 6UZ

OIEO £750,000





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Woodhall Spa, Lincolnshire LN10 6UZ

Lincoln – 20 miles

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

Boston – 18 miles

(Distances are approximate)

This superb family home having recently been thoughtfully and significantly extended to provide a wide range of well-presented accommodation over three floors including five bedrooms, two reception rooms and central breakfast kitchen. accommodation over three floors including five bedrooms, two reception rooms and central breakfast kitchen and large grounds extending to approximately two thirds of an acre laid mostly to lawn with mature trees and an appealing outside entertaining area. The shopping, social and educational facilities of this sought after Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the size and setting 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 is gained through a glazed panel door into:

Entrance Lobby

With tiled flooring, cloak hooks to each side and the original leaded colour glazed door to:



Reception Hall

Having oak staircase to the first floor providing good storage below. There is wood effect flooring, coved ceiling, radiator, power points and open doorway to:

Breakfast Kitchen 20' 10" x 12' 4" (6.35m x 3.76m)

The 'Hub' of the home, an ideal space for the family to congregate and thoughtfully designed with the two reception rooms off this central kitchen. There is a range of stylish fitted units including porcelain sink drainer inset to ample worksurface over base units, range double oven with five ring gas hob. There are wall mounted cupboards above and filter hood over the hob. There is a central island unit providing further worksurface extending to provide a breakfast bar, over further cupboards and integral fridge. There is an ornate feature fire place to opposite end, wood effect tiled flooring, radiator, power points, L.E.D. plinth lighting, oak glazed double doors to sitting room and doorway to:

Dining Room 15' 8" x 12' 6" (4.77m x 3.81m)

Ideal for everyday meal times and more formal occasions this dual aspect room has a feature fireplace, coved ceiling, radiator and power points.

Sitting Room 15' 2" x 13' 9" (4.62m x 4.19m)

With south facing views through UPVC patio doors to the rear garden. There are coved ceiling, radiator and power points.

Utility Room 9' 10" x 6' 3" (2.99m x 1.90m)

Being off the kitchen and having space with plumbing for washing machine, radiator, power points, UPVC door to the rear garden and door to:

Shower Room

With a tiled corner shower unit, wash hand basin over vanity unit and a low-level WC. There is coving, heated towel rail and ceiling spot lights.

First Floor

Landing

Having staircase to the second floor and having radiator, power points and doors to bedrooms including:





Bedroom 1 16' 0" x 12' 6" (4.87m x 3.81m)

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

Bedroom 2 12' 3" x 8' 8" (3.73m x 2.64m)

With side aspect and having wood effect flooring, radiator and power points.

Bedroom 3 14' 4" x 10' 8" (4.37m x 3.25m)

Overlooking the rear garden and having coved ceiling, radiator, power points and door to **En-Suite** with a white suite comprising corner shower unit, pedestal wash hand basin and a low-level WC. There is tiled flooring, heated towel rail and a shaver point.

Bedroom 4 14' 2" x 9' 6" (4.31m x 2.89m)

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

Bathroom 8' 0" x 7' 10" (2.44m x 2.39m)

With a white suite comprising bath having shower over, pedestal wash hand basin and a low-level WC. There is tiled flooring and a heated towel rail.

Second Floor

Landing

With 'Velux' window providing good natural light, door to main bedroom and door to:

Dressing Room

A useful room having radiator and power points.

Main Bedroom 21' 5" x 12' 3" (6.52m x 3.73m) *inc. of en-suite*

Overlooking the rear garden and having radiator, power points and door to **En-Suite** with a corner shower cubicle, wash hand basin over vanity unit and a low-level WC.

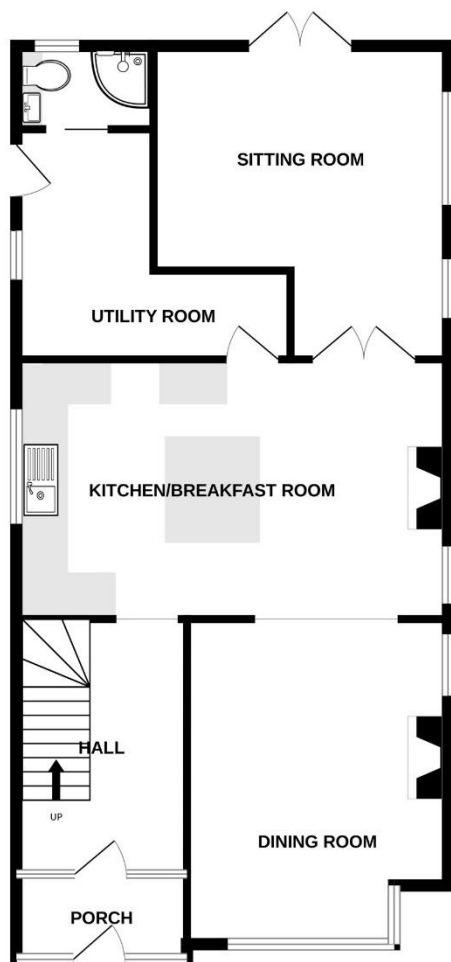
Outside

The property is approached via a gravelled driveway providing side by side parking, the drive continues along the side through a timber five bar gate to provide further parking and space for a caravan. There is a paved patio, an ideal outside entertaining area off the lounge. A timber gate leads to the remaining garden being laid to lawn with a wide variety of mature tree and shrubs to borders.

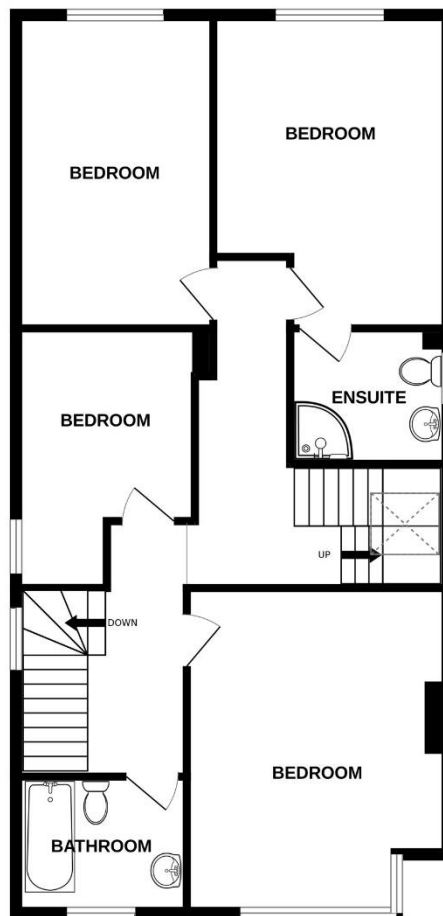




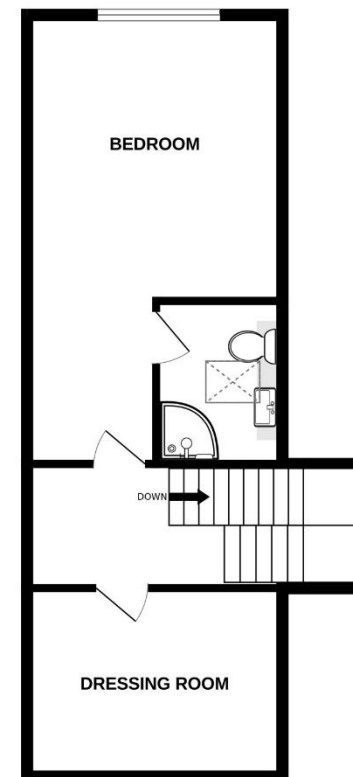
GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
887 sq.ft. (82.4 sq.m.) approx.



2ND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



Further Information

Mains water, electricity and drainage . Gas central heating.

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

TOTAL FLOOR AREA : 2250 sq.ft. (209.1 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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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.