



10 Forest Pines Lane
Woodhall Spa, Lincolnshire LN10 6PJ

£445,000
NO ONWARD CHAIN





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Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 18 miles

(Distances are approximate)

A three double bedroom detached bungalow enhanced by two reception rooms and conservatory pleasantly situated within the ever-popular 'Viking Park'. Outside the property has parking, integral garage and attractive enclosed rear gardens. The shopping, social and educational facilities of this most sought-after Lincolnshire village are within reasonable walking distance.

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 set to a deep verandah porch is gained through a UPVC door into:

Reception Hall

With built-in double cloaks cupboard, double airing cupboard, coving, radiator and power points. There is access to roof space with pull down loft ladder, lighting and boarded. Door to:





Sitting Room 16' 0" x 13' 0" (4.87m x 3.96m)

With rear aspect and having gas coal effect fire set to decorative surround, coved ceiling, radiator, TV aerial point, power points and UPVC double doors to:

Conservatory 11' 6" x 9' 3" (3.50m x 2.82m)

Providing views over the attractive rear gardens and having wood effect flooring, radiator and UPVC door to garden.

Dining Room 14' 5" x 10' 7" (4.39m x 3.22m)

With front aspect and having coving, radiator, power points and door to:

Kitchen 12' 9" x 9' 1" (3.88m x 2.77m)

Overlooking the rear garden and having a range of fitted units comprising stainless steel single drainer inset to worksurface over base units including space and plumbing for dishwasher. There is a four-ring electric hob, electric double oven, wall mounted cupboards above and filter hood over the hob. There are coved ceilings, radiator, power points and door to:

Utility Room 9' 6" x 7' 6" (2.89m x 2.28m)

With side aspect and having fitted worksurface to one wall over space and plumbing for washing machine. There is coved ceiling, radiator, power points and service door to garage.

Bedroom 1 13' 0" x 12' 7" (3.96m x 3.83m)

Overlooking the rear garden and having built-in wardrobe, coving, radiator, TV aerial point, power point and door to:



En-Suite

With a suite comprising tiled shower cubicle, pedestal wash hand basin and low-level WC. There is radiator, coved ceiling and extractor fan.



Bedroom 2 12' 10" x 11' 10" (3.91m x 3.60m)

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

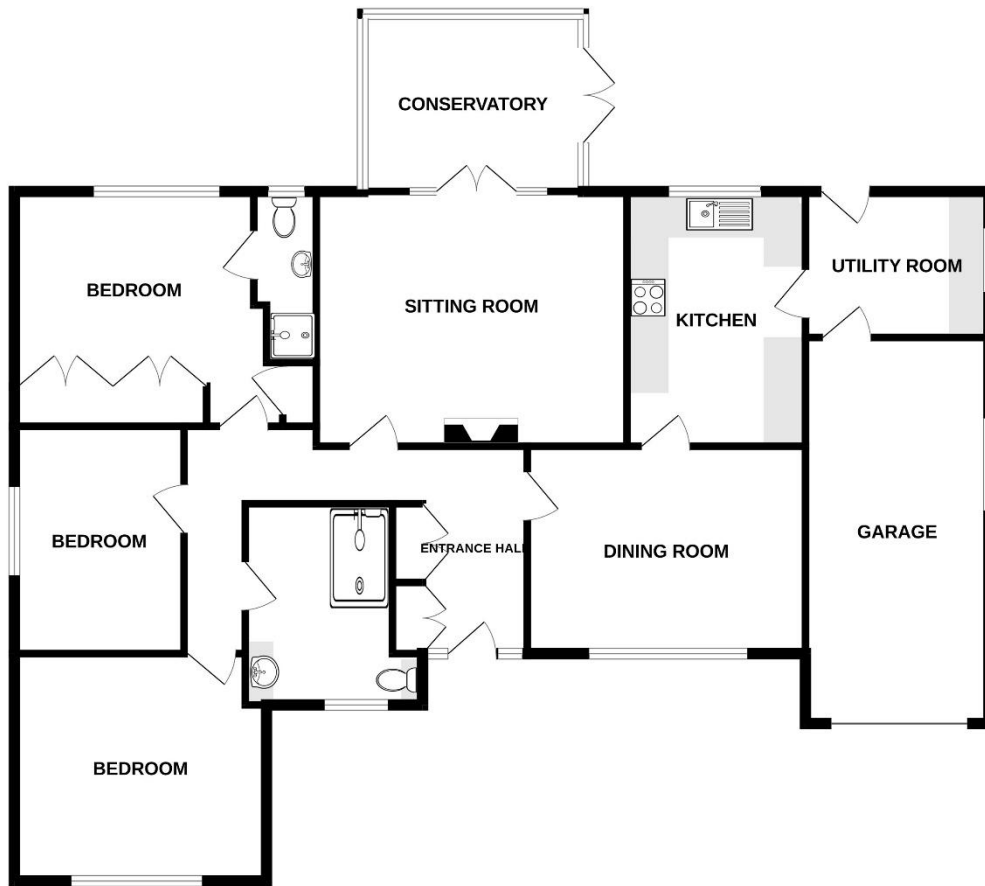
Bedroom 3 12' 0" x 9' 0" (3.65m x 2.74m)

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

Shower Room 10' 1" x 6' 8" (3.07m x 2.03m)

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

GROUND FLOOR
1527 sq.ft. (141.8 sq.m.) approx.



TOTAL FLOOR AREA: 1527 sq.ft. (141.8 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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Outside

The property is approached over a 'Rubbermac' driveway providing parking and leads to **Integral Garage 20' 0" x 9' 6" (6.09m x 2.89m)** with electric door, power, lighting and service door to property. The remaining front garden is laid to lawn with beech hedging to borders. There is a paved verandah with UPVC main entrance door. The enclosed rear garden is predominantly laid to lawn with a wide variety of decorative shrubs to borders. There is paved patio area, small wooden shed and outside lighting.

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 = D

EPC RATING = C

Please Note: Photographs taken February 2023

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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