



25 Turnberry Drive
Woodhall Spa, Lincolnshire LN10 6UE

£350,000
NO ONWARD CHAIN





25 Turnberry Drive Woodhall Spa, Lincolnshire LN10 6UE

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 17 miles

(Distances are approximate)

An exceptionally well presented three bedroom detached house having been extended and upgraded to provide a superb family home. Internally the property has a striking kitchen diner with quartz worksurface and many integrated appliances, two reception rooms and ensuite to main bedroom. Externally there is off street parking, garage and attractive 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 is highly recommended to fully appreciate the standard of fitment and 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 its timber pillared storm porch over is gained through a wood effect uPVC door into:

Reception Hall

With staircase to the first floor having storage below, coved ceiling, radiator, power points and oak doors throughout leading to ground floor accommodation including:



Living Room 15' 0" x 12' 0" (4.57m x 3.65m)

With bay window to the front of the property and having electric coal effect fire set to decorative surround, coved ceiling, radiator, power points and glazed panel oak double doors to:

Kitchen Diner 20' 9" x 15' 3" (6.32m x 4.64m) max

A striking room being the 'Hub' of the home having a wide range of stylish fitted units comprising sink drainer inset to Quartz worksurface including dividing breakfast bar, over base units including integrated dishwasher, fridge and freezer. There is a four ring electric hob over electric oven, wall mounted cupboards above and filter hood over the hob. There are ceiling spot lights, coved ceiling, radiator, power points, door returning to the reception hall, door to utility room and sliding patio door to:

Garden Room 11' 6" x 7' 4" (3.50m x 2.23m)

Overlooking the westerly facing garden and having ceiling spot lights. Wood effect flooring, radiator, power points and uPVC double doors to the patio and rear garden.

Utility Room 7' 2" x 5' 1" (2.18m x 1.55m)

With rear garden aspect and having fitted worksurface over base unit and space with plumbing for washing machine. There are wall mounted cupboards above, wood effect flooring, radiator, coved ceiling, power points, uPVC door to the side of the property and door to:

Cloakroom

With a low-level WC, wash hand basin over vanity cupboard, wood effect flooring, coving and radiator.

First Floor

Landing

Having built-in airing cupboard and door to:

Bedroom 1 12' 0" x 12' 0" (3.65m x 3.65m)

With front aspect and having coved ceiling, radiator, power points and door to **En-Suite** with a suite comprising shower cubicle, wash hand basin over vanity unit and a low-level WC. There is coved ceiling, shaver point and a heated towel rail.



GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.

FIRST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metronix C3224



Bedroom 2 11' 0" x 10' 0" (3.35m x 3.05m)

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

Bedroom 3 8' 3" x 7' 11" (2.51m x 2.41m)

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

Bathroom

With a white suite comprising panelled bath with shower over, wash hand basin over vanity unit and a low-level WC. There are covered ceilings, shaver point and a heated towel rail.

Outside

The property is approached over a driveway providing parking and leads to **Garage** with up and over door, power and lighting. The enclosed westerly facing garden is predominantly laid to lawn with a variety of decorative shrubs to borders and paved patio off the garden room.

Further Information

Total Floor Area = 101 square metres (sts) excluding garage.

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

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.

B135 Printed by Ravensworth 01670 713330