



40 Tor O Moor Road  
Woodhall Spa, Lincolnshire LN10 6TD

£710,000







# 40 Tor O Moor Road

## Woodhall Spa Lincolnshire LN10 6TD

Lincoln – 19 miles

Grantham – 32 miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)

A striking single storey home of some considerable appeal pleasantly situated to attractive grounds. The property has been thoughtfully extended in recent times, now providing superb living accommodation including two large reception rooms, well-appointed stylish kitchen and three double bedrooms all having en-suite. Outside the property is further enhanced by ample parking for several vehicle, integral garage, south facing gardens with large recreation room, currently used as a gym. 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 size, standard of fitment and location this property offers.



### **Accommodation**

Entrance into the property inset to storm porch is gained through a uPVC door into:

### **Reception Hall**

With built-in cloaks cupboard, coved ceiling, wood effect flooring, two radiators, power points and door to:





### **Breakfast Kitchen 21' 5" x 12' 9" (6.52m x 3.88m)**

The central 'Hub' of the home having a wide range of stylish fitted units including one and a half sink drainer inset to ample Quartz worksurface over base units including integral dishwasher, fridge and freezer. There is a five-ring electric hob, electric double oven with warming drawer, wall mounted cupboards above with downlighting and filter hood over the hob. There is a central solid timber covered island unit providing breakfast bar and further base units below. There are coved ceilings, wood effect flooring, ceiling spot lights, two radiators and ample power points, The kitchen is ideally positioned within the centre of the home providing modern open living having double doors opening to two reception rooms and door to:

### **Utility Room**

With a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is coved ceiling, wood effect flooring, radiator, power points, uPVC door to the side of the property, service door to the garage and door to:

### **Cloakroom**

With a low-level WC, wash hand basin over vanity cupboard, radiator and coved ceiling.

### **Sitting Room 16' 5" x 15' 5" (5.00m x 4.70m)**

Overlooking the rear garden and having cast iron solid fuel stove set to tiled hearth, radiator, power points and glazed Crittall window double doors to:



### **Living Room 29' 3" x 16' 0" (8.91m x 4.87m)**

A superb recent addition to the home with south facing views and uPVC patio doors to the rear garden. There is a vaulted ceiling having solid oak exposed timbers, feature fire place with stone hearth and solid oak timber mantle. There are two radiators, power points and Crittall window double doors returning to the kitchen.

### **Bedroom 1**

Overlooking the rear garden and having a range of full height fitted wardrobes, coved ceiling, radiator, power points and door to:





### **En-Suite**

With a white suite comprising double end bath with side taps, large shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There are ceiling spot lights, coved ceiling, wood effect flooring and a heated towel rail.

### **Bedroom 2 16' 11" x 11' 3" (5.15m x 3.43m)**

A dual aspect providing views over the front garden and having a range of full height fitted wardrobes, radiator, power points and door to **En-Suite**, with a suite comprising tiled shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is a radiator and coved ceiling.

### **Bedroom 3 11' 9" x 11' 4" (3.58m x 3.45m)**

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 tiled flooring, coved ceiling and heated towel rail.

### **Outside**

The property is approached over a driveway providing ample parking for several vehicles, turning area and leads to **Integral Garage**, with electric up and over door, power, lighting and service door into the property. The remaining front garden is laid to lawn. The enclosed south facing rear garden is attractively and thoughtfully landscaped with a variety of flower beds and pathways. There is a paved patio area and **Recreation Room 26' 2" x 10' 3" (7.97m x 3.12m)** currently used as a home gym with double glazing, patio doors, power points and air conditioner/heater. This superb addition has potential for many uses including home office, games room etc.

### **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 = 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.

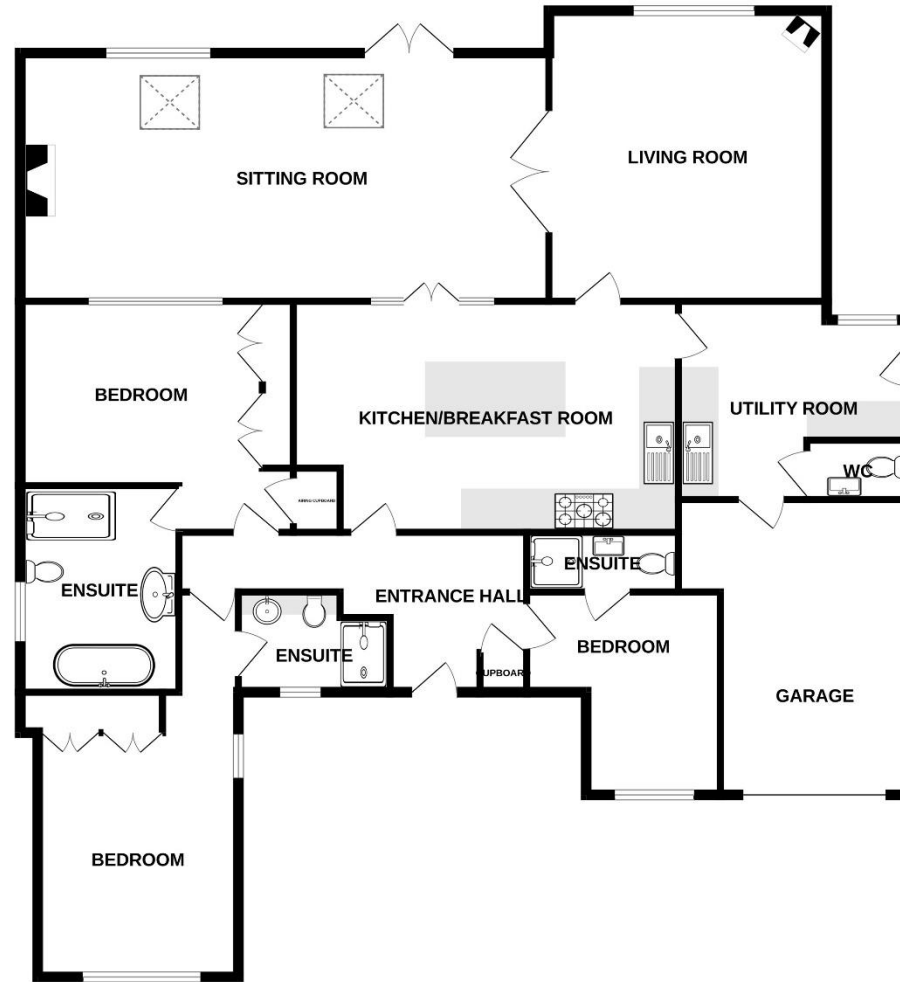
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GROUND FLOOR  
1995 sq.ft. (185.3 sq.m.) approx.



TOTAL FLOOR AREA : 1995 sq.ft. (185.3 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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