



1 Gorse Close

Woodhall Spa, Lincolnshire LN10 6YA

£390,000

NO ONWARD CHAIN

BELL
ROBERT BELL & COMPANY



1 Gorse Close

Woodhall Spa, Lincolnshire LN10 6YA

Lincoln – 22 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 18.5 miles

(Distances are approximate)

Situated within the highly regarded Woodland Drive residential area stands this three bedroom detached bungalow set to mature private gardens with off street parking and garage. Internally the property has large lounge diner, stylish bathroom and an appealing recently upgraded kitchen. The property has also recently been redecorated and new carpets fitted throughout. The property is within reasonable walking distance from the many shopping, social and educational facilities this most sought-after Lincolnshire village provides.



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 UPVC door leading into:

Entrance Lobby

With tiled flooring, coved ceiling, radiator, glazed panel door to lounge diner and folding door to:



Cloakroom

With a low-level WC, corner wash hand basin appropriate wall tiling and radiator.

Lounge/Dining Room 24' 3" x 18' 0" (7.39m x 5.48m) max of L-shape

Lounge Area 24' 3" x 12' 0" (7.39m x 3.65m)

With side aspect and having coved ceiling, radiator, door to inner hall and power points.

Dining Area 12' 2" x 9' 10" (3.71m x 2.99m)

With bow window to front aspect and having coved ceiling, radiator, power points and door to:

Kitchen 11' 9" x 9' 11" (3.58m x 3.02m)

With side aspect and having a range of newly fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for dishwasher and washing machine. There is a four-ring electric hob, electric double oven, wall mounted cupboards above and filter hood over the hob. There are coved ceilings and UPVC door to the side of the property.

Inner Hall

With deep built-in cloaks cupboard, access to roof space, radiator, power points and door to:

Bedroom 1 12' 0" x 11' 10" (3.65m x 3.60m)

Overlooking the rear garden and having two built-in double wardrobes, radiator, coved ceiling and power points.

Bedroom 2 12' 0" x 12' 0" (3.65m x 3.65m)

With rear garden views and having two built-in double wardrobes, coved ceiling, radiator and power points.

Bedroom 3 10' 1" x 8' 4" (3.07m x 2.54m)

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

Bathroom 8' 5" x 8' 0" (2.56m x 2.44m)

Being fully tiled and having a white suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is coved ceiling, fitted shelving over cupboards, heated towel rail and matching floor tiling.





Outside

The property is approached over a driveway providing parking and leads to adjoining **Garage** with electric up and over door, power, lighting and service door to the rear. The remaining front garden is laid to gravel with a variety of decorative shrubs to borders. The attractive rear garden is predominantly laid to lawn with mature 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 = D

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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