



# Moorlands

Moor Lane, Roughton, Lincolnshire LN10 6YH

£744,500

**BELL**  
ROBERT BELL & COMPANY





# Moorlands

Moor Lane, Roughton, Lincolnshire  
LN10 6YH

Lincoln – 21 miles

Grantham – 34 miles (with East Coast rail link to London)

Woodhall Spa – 3 miles

(Distances are approximate)



Pleasantly situated along a single track lane stands this most appealing detached home. Internally the property is further enhanced by its extensive range of accommodation comprising four bedrooms, two with en-suite and a wide variety of living accommodation including three reception rooms and breakfast kitchen. There is a detached open plan annexe providing ideal accommodation for teenagers, grandparents or potential for a holiday let. Externally Moorlands stands to around 4½ acres (sts) of Lincolnshire countryside, laid to lawn and meadow. There is extensive parking, triple garage, workshop, polytunnel (50' long) and a tennis court. The shopping, social and educational facilities can be found within the nearby highly sought after village of Woodhall Spa. **A viewing of this superb home is highly recommended to fully appreciate the size of accommodation and setting on offer.**





## Accommodation

Entrance into the property is gained through a timber paneled door leading to:

### Entrance Hall

With balustrade staircase to first floor having storage below, wood effect flooring and latch doors to accommodation including:

### Lounge 22' 2" x 11' 8" (6.75m x 3.55m)

A dual aspect room with exposed ceiling timbers and feature open brick fireplace with tiled hearth. There is a television aerial point, radiator and power points.

### Living Room 16' 5" x 10' 5" (5.00m x 3.17m)

With front aspect and having built-in cloaks cupboard, radiator and built-in cupboard housing the central heating boiler.

### Sitting Room 18' 3" x 12' 10" (5.56m x 3.91m)

A superb dual aspect room with open fireplace set to decorative open brick surround. There are exposed ceiling timbers, television aerial point, wood effect flooring, dado rail, radiator, power points, sliding patio door to rear and latch door to:

### Breakfast Kitchen 12' 7" x 10' 7" (3.83m x 3.22m) extending to 18' 1" (5.51m)

With far reaching rural views and having a range of fitted units comprising one and half sink drainer inset to ample solid timber worksurface over base units including integral dishwasher and fridge. There is a five ring electric hob, inset to open brickwork is an electric double oven. There are wall mounted cupboards above with down lighting. There is exposed ceiling timbers, wood effect flooring and ceiling spot lights, radiator, power points and latch door to:

### Rear Lobby

With wood effect flooring and power point.

### Cloakroom

With low level WC, wash hand basin over cupboard, tiled flooring and appropriate wall tiling.

### Inner Hallway

With ceramic tiled flooring, radiator, door to paved courtyard area and latch door to lounge.







#### **Utility Room (off hallway) 7' 10" x 7' 1" (2.39m x 2.16m)**

With front aspect with sink unit and having worksurface over double base unit, including space and plumbing for automatic washing machine and tumble dryer. There is ceramic tiled flooring, radiator and power points.

#### **First Floor**

##### **Landing**

With far-reaching views over grounds and countryside beyond. There is a triple door airing cupboard, two radiators, power points.

#### **Master Bedroom 18' 2" x 14' 2" (5.53m x 4.31m)**

A double aspect room having open rural views, two radiators, wall lights, power points, telephone point and glazed panel double doors to **En-Suite** 9' 2" x 7' 0" (2.79m x 2.13m) *excluding wardrobe space*, with a suite comprising corner shower cubicle, low level WC, pedestal wash hand basin, shaver point, radiator, decorative wall tiling and triple wardrobe with hanging rails.

#### **Bedroom 2 14' 11" x 14' 4" (4.54m x 4.37m) with inner lobby**

With open rural views from front aspect, having built-in double wardrobe, further storage cupboard, ceiling spot lights, wood-effect flooring, power points, telephone point and louvre double doors to **En-Suite** with a suite comprising low level WC, pedestal wash hand basin, tiled shower cubicle, radiator and shaver point.

#### **Bedroom 3 11' 2" x 12' 8" (3.40m x 3.86m)**

A dual aspect room with open rural views, radiator and power points.

#### **Bedroom 4 9' 0" x 7' 2" (2.74m x 2.18m)**

With open rural views from front aspect with radiator and power points.

#### **Family Bathroom 8' 0" x 7' 0" (2.44m x 2.13m)**

With a suite comprising paneled bath with ornate shower attachment taps, low level WC, wash hand basin with surfaces to each side over vanity cupboard, appropriate wall tiling and radiator.

Attached to the rear of the property is a **Store** 12' 9" x 7' 3" (3.88m x 2.21m) with power, lighting and radiator and two further **Store Rooms** both with lighting.







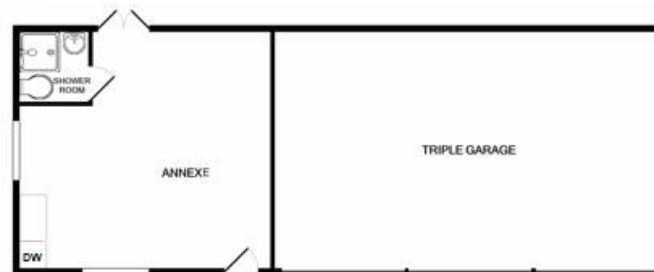




GROUND FLOOR  
APPROX. FLOOR  
AREA 1179 SQ.FT.  
(109.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1064 SQ.FT.  
(98.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 946 SQ.FT.  
(87.6 SQ.M.)  
TOTAL APPROX. FLOOR AREA 3090 SQ.FT. (287.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 an 'in and out' driveway leading to a large parking area and **Detached Triple Garage 28' 5" x 17' 10" (8.65m x 5.43m)** each having up and over door, power, lighting and cold water tap.

There is a **50' Long Polytunnel** and a **Tennis Court**.

To one end of the garage is:

## The Annexe 18' 6" x 17' 9" (5.63m x 5.41m)

An attractive open plan dual aspect room with wood-effect flooring, worksurface to one corner with undercounter dishwasher, providing a kitchenette area. There is an electric heater, coved ceiling, glazed patio double doors to garden and door to **Shower Room**, with tiled shower cubicle, low level WC and pedestal wash hand basin. This room would make ideal accommodation for teenagers, elderly relative or holiday let.

The formal gardens are predominantly laid to lawn with a wide variety of plants and shrubs to borders, paved patio area with stores to one side and adjoining the house giving court yard seating area overlooking the grounds, further block paved patio with fish pond to one side and feature herb garden.

## Workshop 19' 0" x 8' 5" (5.79m x 2.56m)

With power, lighting, service door and double doors.

## Further Information

Mains water & electric. Drains to a private system. Oil fired central heating.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH.

DISTRICT COUNCIL TAX BAND = F EPC RATING = E

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

**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.