



17 Tor O Moor Road  
Woodhall Spa, Lincolnshire LN10 6TF

£725,000







## 17 Tor O Moor Road Woodhall Spa, Lincolnshire LN10 6TF

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distance are approximate)

An outstanding home of some significant appeal pleasantly situated within this most sought-after Lincolnshire village. The property has been thoughtfully designed and provides a most appealing range of accommodation including dual aspect and high specification living kitchen with vaulted ceiling and four double bedrooms all with en-suite facilities. Outside there is ample parking for many vehicles and the rear garden providing covered veranda, 'outroom' and covered hot tub. The shopping, social and educational facilities are all within easy 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**

The standard of fitment and style is immediately apparent as soon as you walk through the main entrance door, having its distinctive vaulted ceiling, underfloor heating throughout and timber doors to accommodation including:



### **Cloakroom**

With a low-level WC and wash hand basin over vanity unit.

### **Living Kitchen 24' 5" x 24' 3" (7.44m x 7.39m)**

This superb dual aspect room is the 'Hub' of the home with excellent natural light from 'Velux' windows to vaulted ceiling and sliding patio door to the rear garden. Designed for modern living the room is ideal for family and social gatherings to effortlessly connect the home with the garden. There is a wide range of stylish fitted kitchen units comprising sink drainer inset to quartz worksurface over base units including integral dishwasher, fridge and freezer. There is a four-ring electric hob, electric double oven, microwave, larder cupboards, wall mounted cupboards above with filter hood to the hob. There is a central quartz covered island unit extending to provide a breakfast bar to one end over further base units including wine chiller. To the living area is an inset wood burning stove, ceiling spot lights and connections for wall mounted T.V. The area for dining will accommodate a large dining table near the sliding patio door connecting the covered veranda for alfresco dining too.

### **Utility Room**

With quartz worksurface over integrated washing machine and tumble dryer, further integral fridge and freezer. There is full height storage cupboards and ceiling spot lights.

### **Bedroom 1**

With garden views and having vaulted ceiling, power points and door to **En-Suite** with a suite comprising shower cubicle, low-level WC and wash hand basin over vanity unit.

### **Bedroom 2**

A dual aspect room and having power points and door to **En-Suite** with a suite comprising shower cubicle, wash hand basin over vanity unit and a low-level WC.

### **Bedroom 3**

With side aspect and door to '**Jack and Jill**' **En-Suite** having a suite comprising shower cubicle, wash hand basin over vanity unit and a low-level WC. There is a connecting door to:

### **Bedroom 4**

With side aspect and door returning to the reception hall.





## Outside

The property is approached over a driveway providing parking for many vehicles. The remaining front garden is laid to lawn. The enclosed rear garden has been thoughtfully designed with low maintenance in mind, predominantly laid to synthetic lawn and having **Covered Veranda 26' 0" x 7' 0" (7.92m x 2.13m)** attached to the property, **'Outroom' 16' 6" x 8' 3" (5.03m x 2.51m)** a **Covered Open Fronted Room** ideal for all weather outside entertaining. There is outside lighting, storage and **Timber Outbuilding** with hot tub.

## 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 = C  
 EPC RATING = C

**VIEWINGS:** By appointment with the agent's Woodhall Spa Office, 19 Station Road, Woodhall Spa, Lincolnshire. LN10 6QL. Tel. 01526 353333; Fax. 01526 352600  
 Email: woodhallspa@robert-bell.org Website: <http://www.robert-bell.org>

**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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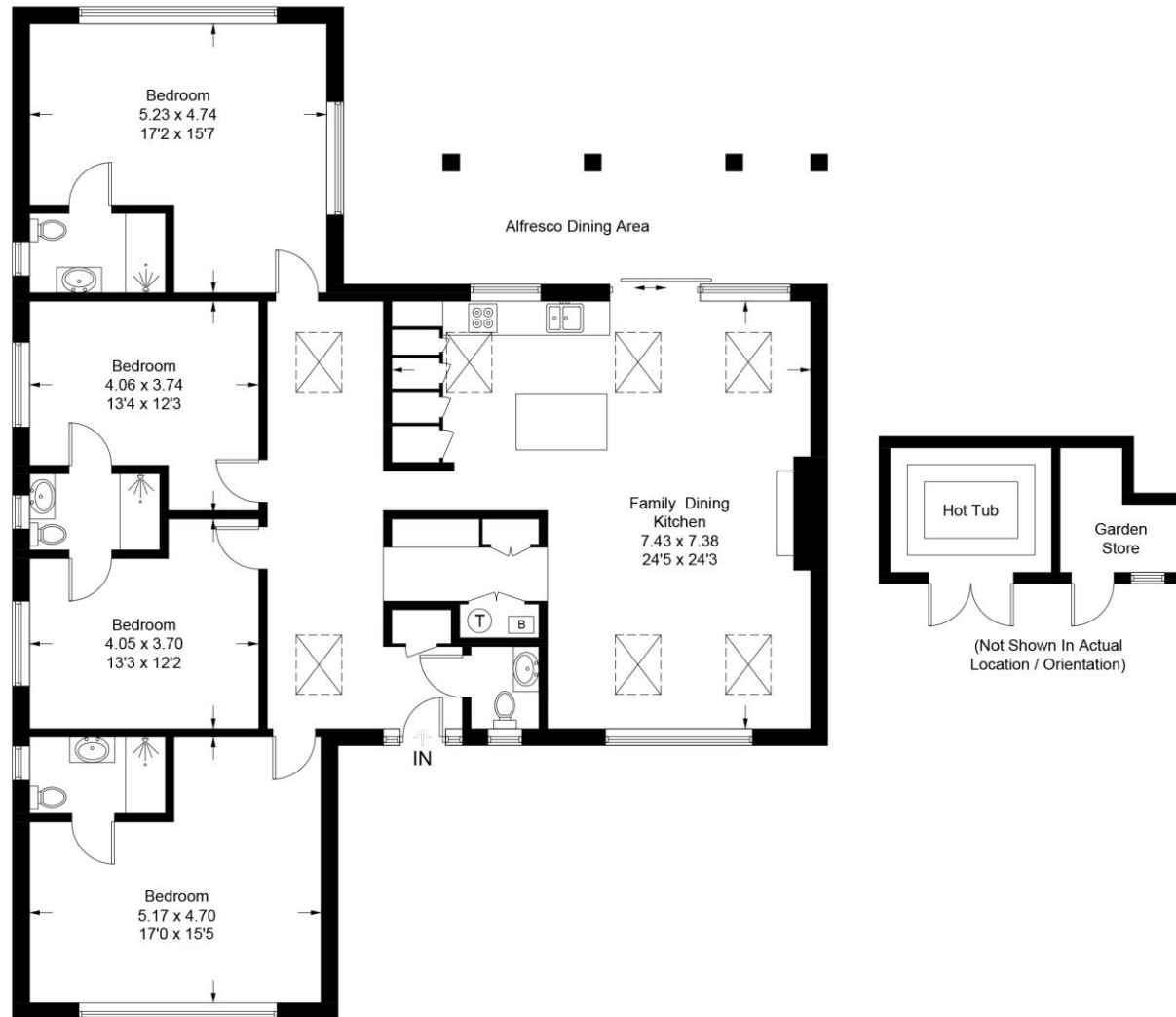


# 17 Tor-O-Moor Road

Approximate Gross Internal Area = 155.2 sq m / 1670 sq ft

Outbuilding = 10.3 sq m / 111 sq ft

Total = 165.5 sq m / 1781 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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