



Hunston Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6PE

£575,000

BELL



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Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17.5 miles

(Distances are approximate)

Situated to a corner position within the highly desirable Viking Park stands this substantial and extremely well-presented family home providing a wide range of thoughtfully designed accommodation including four double bedrooms, en-suite to main, feature galleried landing, three reception rooms and superb kitchen/breakfast room with utility room. Outside the property is further enhanced by its south westerly facing gardens offering good privacy, off street parking with up to six car spaces and detached double garage. The shopping, social and educational facilities of this most sought-after Lincolnshire village 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

Entrance into the property with storm porch over is gained through a uPVC door leading into:

Reception Hall

With balustrade staircase rising to the first-floor galleried landing and having storage below, molded cornices, dado rails, radiator, power points and solid timber doors to:





Kitchen/Breakfast Room 21' 6" x 13' 4" (6.55m x 4.06m)

The 'Hub' of this superb family home overlooking the south westerly facing gardens and having a stylish range of fitted units comprising one and a half sink inset to molded Corian style worksurface over base units including integral dish washer, fridge and freezer. There is a four-ring electric induction hob, electric double oven and filter hood over the hob. There is a central island unit over further base units and extends to provide breakfast bar. To remaining end of the kitchen is a fitted dresser style unit with granite worksurface over base units and overhead storage. There is tiled flooring, two radiators, coving, ceiling spot lights, power point, door to dining room and door to:

Utility Room 9' 8" x 7' 8" (2.94m x 2.34m)

With fitted units comprising stainless steel sink drainer inset to worksurface over space and plumbing for washing machine and tumble dryer. There is a larder cupboard, wall mounted cupboards above, tiled flooring, coved ceiling, radiator, power points, uPVC door to the side of the property and door to:

Cloakroom

With a white suite including 'bowl' wash hand basin over vanity cupboard and a low-level WC. There is tiled flooring, coved ceiling and radiator.

Dining Room 14' 4" x 13' 0" (4.37m x 3.96m)

Being off the kitchen with a double aspect from the front of the house and having coved ceiling, radiator, power points and door returning to reception hall.



Sitting Room 17' 10" x 14' 4" (5.43m x 4.37m)

A dual aspect room with views from the front and the side of the property and having a gas coal effect fire set to decorative surround, molded cornices, radiator, power points and glazed panel double doors to:

Study/Snug 11' 9" x 9' 11" (3.58m x 3.02m)

With uPVC door to the paved patio and garden beyond and having molded cornices, radiator and power points.

First Floor

Galleried Landing

A feature of the home overlooking the reception hall and having built in airing cupboard, coved ceiling, radiator, power points, access to roof space and door to:



Main Bedroom 17' 10" x 14' 4" (5.43m x 4.37m)

A dual aspect room having a wide range of fitted wardrobes, overhead storage, matching bedside cabinets and appealing fitted window seats. There are coved ceilings, radiator, power points and door to **En-Suite 9' 10" x 7' 5" (2.99m x 2.26m)** being fully wall tiled and having a stylish white suite comprising tiled shower cubicle, wash hand basin over vanity storage and a low-level WC. There is a wall mounted vanity cupboard, coved ceiling, ceiling spot lights, shaver point and a heated towel rail.

Bedroom 2 13' 0" x 12' 0" (3.96m x 3.65m) excluding wardrobe space

Overlooking the front of the property and having a range of fitted wardrobes, overhead storage and bedside cabinets. There are coved ceilings, radiator and power points.

Bedroom 3 13' 3" x 9' 11" (4.04m x 3.02m)

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

Bedroom 4 12' 9" x 9' 11" (3.88m x 3.02m)

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

Bathroom 10' 7" x 9' 10" (3.22m x 2.99m)

Being fully wall tiled and having a range of fitted units comprising corner bath, tiled shower cubicle, low-level WC and bidet. There is coved ceiling, radiator and shaver point.

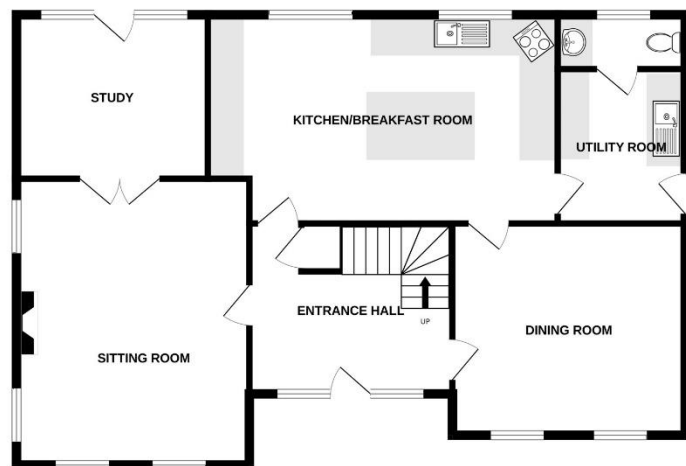
Outside

The property is approached over a double width block paved driveway providing ample parking, with up to six car spaces and leads to **Detached Double Garage** with two electric doors, power, lighting and service door to the side. The remaining front garden is laid to lawn with ornamental hedging to borders. The south westerly facing rear garden is predominantly laid to lawn with paved patio and a wide variety of mature hedging and shrubs to borders. There is a greenhouse, timber garden shed and garden utility area located behind the double garage.

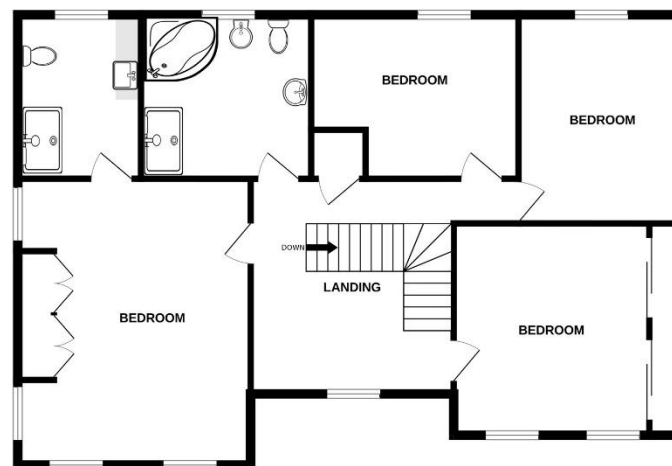




GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 2142 sq.ft. (199.0 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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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 = F
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.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

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