



**The Pitlochry, Plot II**  
Gleneagles Drive, Woodhall Spa, Lincolnshire LN10

**£494,995**  
**NEW BUILD**

**BELL**

**The Pitlochry** a four-bedroom detached home offers versatile living space that will appeal to both families and couples in need of a bigger home.

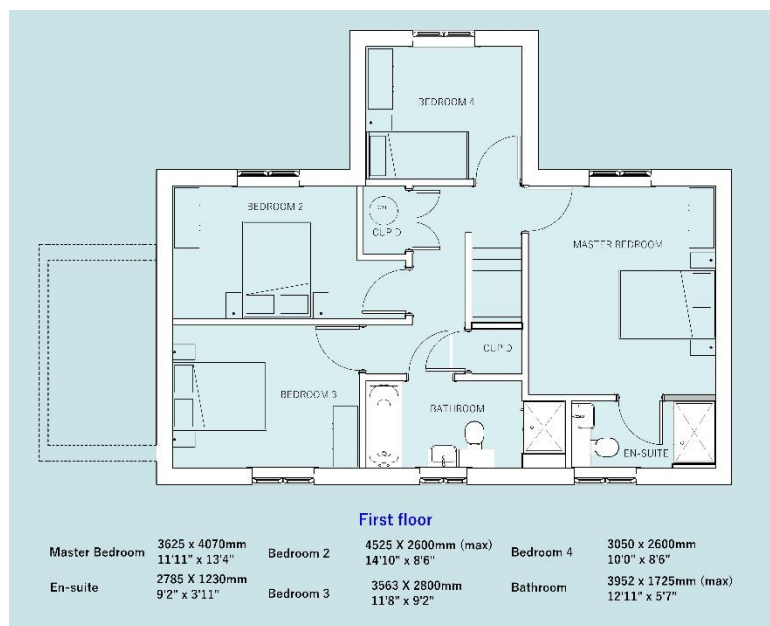
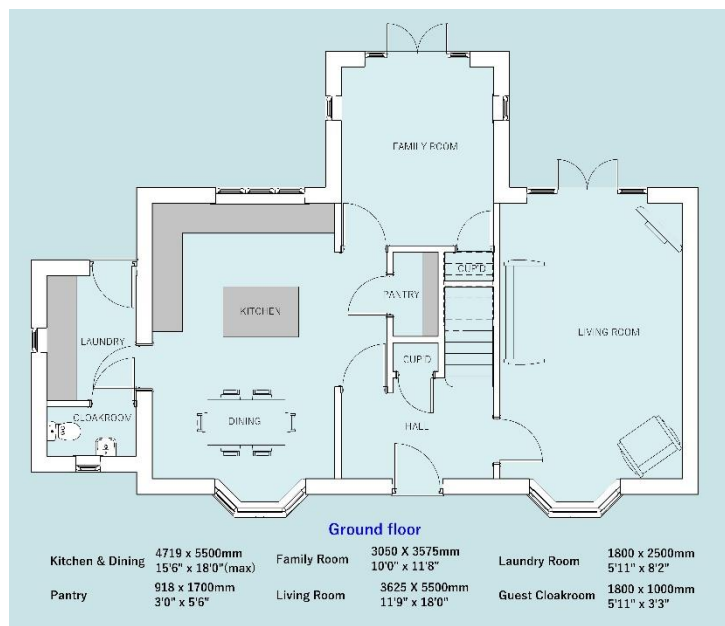
The entrance hallway leads on one side to the dual aspect living room making a great place to relax. To the other side of the hall is the generous sized kitchen dining area with a walk-in pantry. Off the kitchen is the laundry room and guest cloakroom with the family room having French doors leading into the rear garden.

The well-proportioned, master bedroom with en-suite, along with three further bedrooms and the family bathroom with separate shower cubicle complete the accommodation on the first floor.

**WHY BUY NEW?** New homes are built to the very latest Building Regulations, making them more energy efficient with modern heating systems and higher levels of insulation. Homes built today can be up to 50% more efficient than a property built in the early 1980s. Less maintenance, being brand new, your home will not need modernising or re-decorating for some time. The doors and windows will only require cleaning as maintenance. First use, everything is clean, unused and new! No greasy kitchen units, no tobacco smells or damaged fixtures and fittings. You do not have to live with the previous occupant's taste or DIY disasters. Simplified buying process, end of chain, flexibility with new build. Warranty, insurance providing reassurance and peace of mind for ten years.

**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.

# The Pitlochry, Gleneagles Drive, Woodhall Spa LN10



## East Lindsey District Council

**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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This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of an individual property. It shows a typical Broadgate home of this type, but external materials and landscaping may vary throughout the development and from site to site. Certain windows are subject to plot position on site. Properties may also be built handed (mirror image). The floor plans depict a typical layout of this house type. All dimensions are + or - 50mm and floor plans are not shown to scale. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences always consult your Sales Negotiator.



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