



1 Brookside Place
Woodhall Spa, Lincoln, Lincolnshire LN10 6AD

£425,000
NO ONWARD CHAIN

BELL

1 Brookside Place

Woodhall Spa, Lincolnshire LN10 6AD

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)



**** ENERGY RATED A ****

Built-in 2014 by well-respected builders Seagate Homes to a block paved cul-de-sac stands this exceptionally well presented three bedroom detached bungalow providing a thoughtfully designed range of living accommodation. Outside the property has integral double garage and low maintenance gardens. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance. Please Note The property has Solar Panels providing cheaper electricity and financial income.

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 set to a covered storm porch with external power points and through a uPVC door into:

Reception Hall

With built-in airing cupboard, coved ceiling, radiator, access to roof space and timber doors leading to:



Cloakroom

With a low-level WC, pedestal wash hand basin, coved ceiling, radiator, tiled flooring and extractor fan.

Dining Kitchen 22' 3" x 12' 2" (6.78m x 3.71m) max dimensions including utility room

A dual aspect room and having a stylish range of fitted units comprising one and a half stainless steel sink drainer inset to worksurface over base units including integral dishwasher. There is a four-ring gas hob, electric double oven, wall mounted cupboards above and stainless-steel filter hood over the hob. There are ceiling spot lights, coved ceiling, tiled flooring, radiator, power points, timber service door to the double garage and timber door to:

Utility Room

With a range of matching fitted units including stainless steel sink drainer inset to worksurface over base units and space with plumbing for washing machine. There is coved ceiling, tiled flooring, radiator, power points and uPVC door to the rear of the property.

Lounge 19' 3" x 13' 7" (5.86m x 4.14m)

With a double aspect including uPVC patio doors to the rear garden. There is an electric coal effect fire set to decorative surround, coved ceiling, radiator, television point and power points.

Bedroom 1 11' 9" x 10' 9" (3.58m x 3.27m)

With front aspect and having coved ceiling, radiator, power points and timber door to **En-Suite**, having a stylish white suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, ceiling spot lights, tiled flooring, heated towel rail, extractor fan and shaver point.

Bedroom 2 12' 0" x 10' 1" (3.65m x 3.07m)

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

Bedroom 3 10' 10" x 8' 6" (3.30m x 2.59m)

Currently used as a home office and having coved ceiling, radiator and power points.



Bathroom

With a white suite comprising paneled bath, pedestal wash hand basin and a low-level WC. There is tiled flooring, heated towel rail, coved ceiling, ceiling spot lights, heated towel rail, shaver point and extractor fan.

Outside

The property is approached over a block paved driveway providing side by side off street parking and leads to **Integral Double Garage**, with two up and over doors, strip lighting, power points and service door into the property. The remaining front garden is laid to lawn. The enclosed rear garden is laid to lawn with paved patio area and external power points.

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 = D

EPC RATING = A

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.

19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

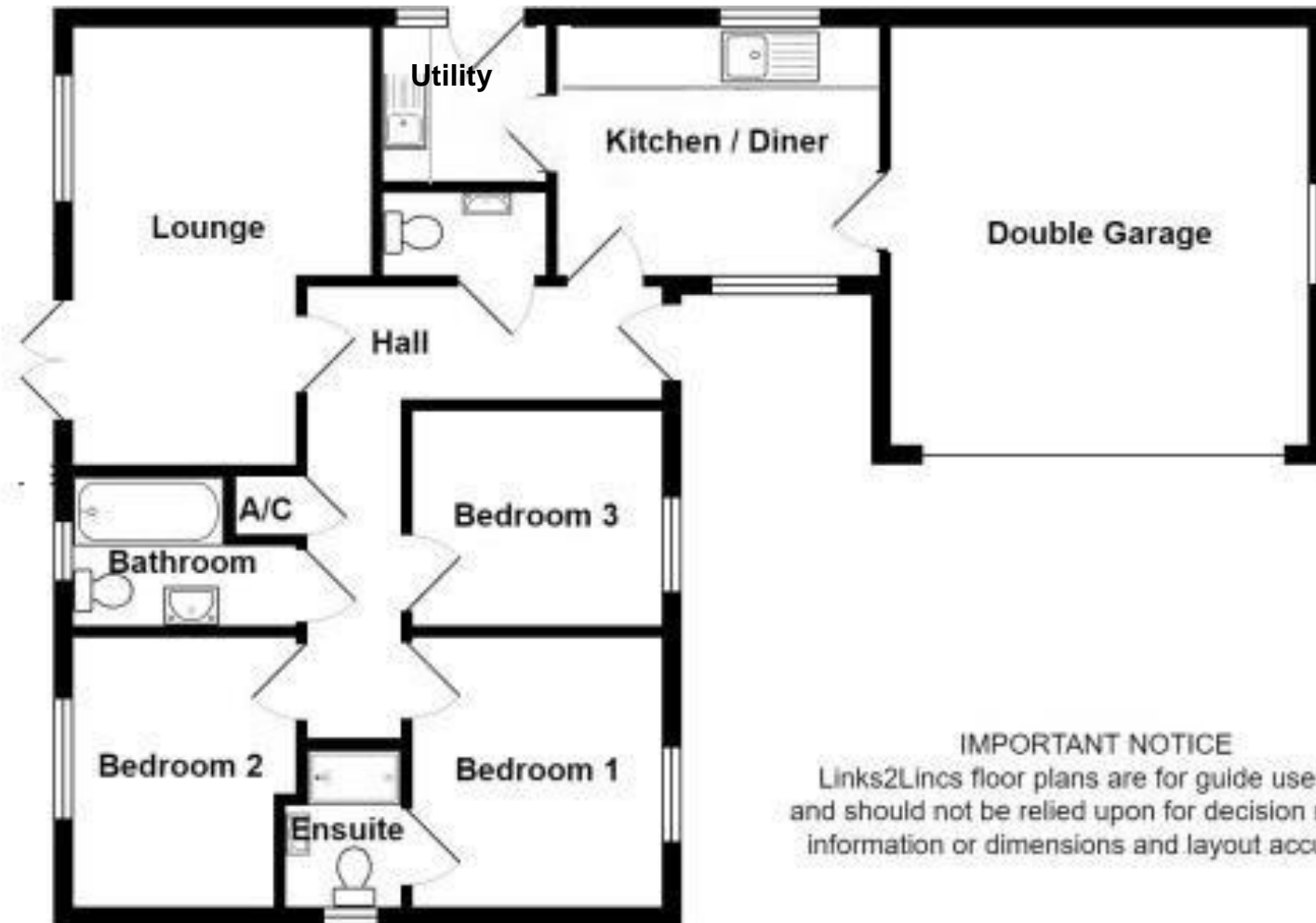
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 and should not be relied upon for decision making
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