



18 Tor O Moor Gardens
Woodhall Spa, Lincoln, Lincolnshire LN10 6RX

£335,000
NO ONWARD CHAIN

BELL



18 Tor O Moor Gardens

Woodhall Spa, Lincolnshire LN10 6RX

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

An extended three bedroom detached bungalow pleasantly situated to a cul-de-sac position. Internally the property is enhanced by two reception rooms, conservatory and en-suite to main bedroom. Outside there is ample off-street parking, integral garage and rear gardens offering excellent privacy. The many shopping and social facilities of this most sought-after Lincolnshire village are all within easy walking distance. Please note: the property is in need of a wide range of refurbishment therefore a viewing is highly recommended to fully appreciate the possibilities on offer.

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 gained through a uPVC door leading into:

Reception Hall

With radiator and glazed panel door to:

Lounge 20' 6" x 11' 2" (6.24m x 3.40m) max of an L shaped room

A dual aspect room including bay windows to front and side of the property. There is a gas coal effect fire set to decorative surround, coved ceiling, two radiators, power points glazed panel door to inner hall and archway to:





Dining Room 8' 11" x 6' 10" (2.72m x 2.08m)

With side aspect and having coved ceiling, radiator, power points, glazed panel door returning to inner hall and archway leading to lobby with door to main bedroom.

Inner Hall

With access to roof space and having radiator, wood effect flooring and glazed door to:

Kitchen 11' 5" x 9' 3" (3.48m x 2.82m)

With side aspect and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including integral fridge. There is a four-ring gas hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is tiled flooring, ceiling spot lights radiator, power points and doorway to:

Rear Lobby

With tiled flooring, glazed panel door returning to reception hall and glazed panel door to:

Conservatory 14' 7" x 11' 7" (4.44m x 3.53m)

Overlooking the garden and having solid timber dresser style unit providing space and plumbing space for washing machine and tumble dryer. There is tiled flooring, ceiling fan light, power points, service door to garage and two sets of uPVC doors to garden.

Bedroom 1 13' 4" x 12' 1" (4.06m x 3.68m)

With patio doors overlooking the rear garden and having two full height fitted wardrobes and overhead storage, radiator, power points and door to **En-Suite** having a suite comprising full width shower cubicle, pedestal wash hand basin and a low-level WC. There is a radiator and ceiling spot lights.

Bedroom 2 13' 4" x 8' 11" (4.06m x 2.72m)

Overlooking the rear garden and having two full height fitted double wardrobes, coved ceiling, radiator and power points.

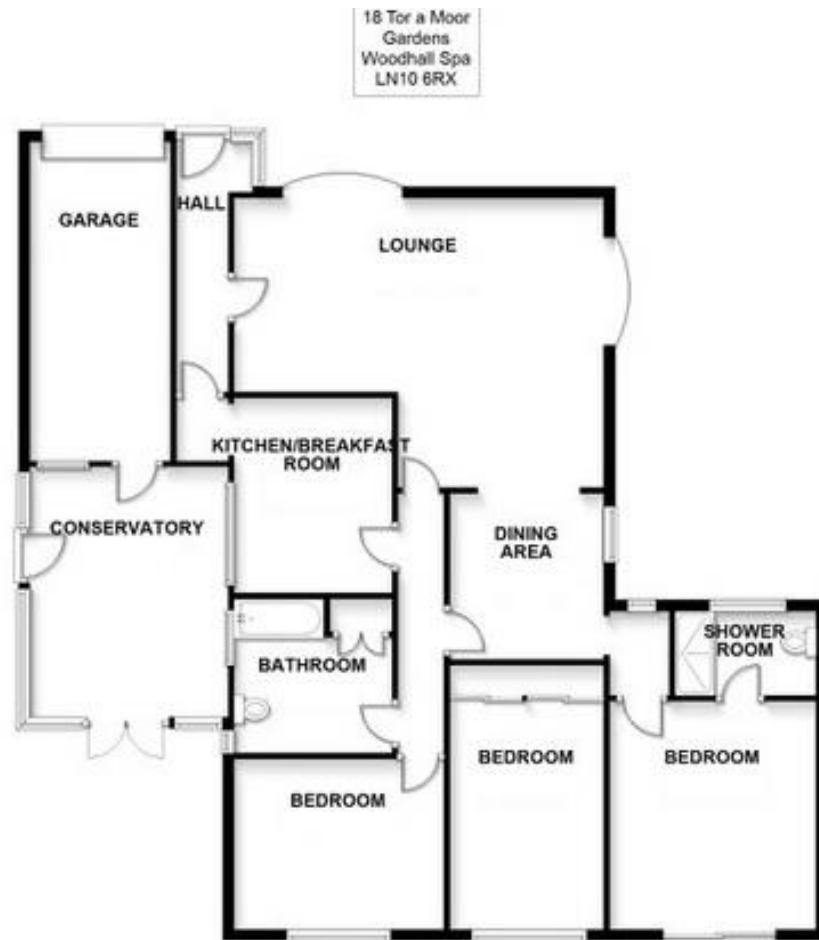
Bedroom 3 12' 3" x 9' 11" (3.73m x 3.02m)

With rear garden view and having radiator and power points.

Bathroom

With a white suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is a built-in double airing cupboard and radiator.





FLOOR PLAN INC GARAGE & CONSERVATORY

TOTAL AREA: APPROX. 141.6 SQ. METRES (1524.5 SQ. FEET)

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Outside

The property is approached over a block paved driveway providing off street parking and leads to **Integral Garage** with electric door, strip lighting, power points and service door into the property. There is a dropped curb to opposite side providing further access and parking to graveled area. The enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs to borders. There are two timber summerhouses.

East Lindsey District Council – Tax band: C

EPC Rating: D

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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