



Plot 50, Amulree
Gleneagles Drive, Woodhall Spa, Lincolnshire LN10

£394,995
NEW BUILD

BELL

The Amulree is a three bedroom bungalow offering spacious living, making it an ideal choice for those looking for the flexibility that comes with living on one level.

The front door opens into the entrance hallway with double doors leading into the living room having dual aspect views, and French doors that lead into the rear garden. The dining kitchen boasts an airy feel with its modern units and dual aspect views whilst the laundry room gives access to the rear door into the garden.

Follow down the hallway to the master bedroom with its bay window and en-suite, along with two further generous sized bedrooms and family bathroom that includes bath and separate shower cubicle.

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.

Amulree, Gleneagles Drive, Woodhall Spa LN10



Ground Floor

Kitchen Dining	2860	x	4500 mm
	9' 4"	x	14' 7"
Living Room	3610	x	4500 mm
	11' 8"	x	14' 7"
Laundry Room	1785	x	1720 mm
	5' 8"	x	5' 6"
Master Bedroom	3755	x	3800 mm max
	12' 3"	x	12' 4"
En-Suite	2725	x	1350 mm max
	3' 11"	x	4' 4"
Bedroom 2	2715	x	3800 mm
	8' 11"	x	12' 4"
Bedroom 3	2715	x	3620 mm
	8' 11"	x	11' 8"
Bathroom	2725	x	2750 mm
	8' 11"	x	7' 0"

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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