

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.

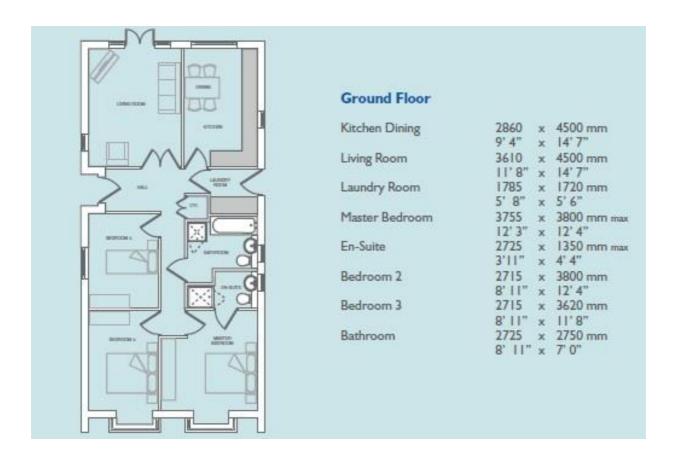
The front door opens into the entrance hallway with double doors leading into the living room having dual aspect views, and French doors that lead into the rear garden. The dining kitchen boasts an airy feel with its modern units and dual aspect views whilst the laundry room gives access to the rear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



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

19 Station Road, Woodhall Spa. LN10 6QL

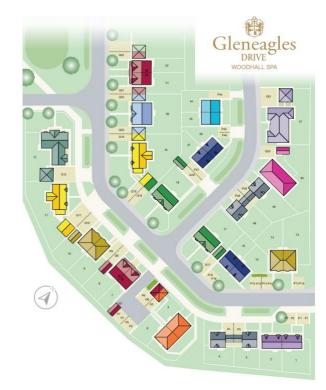
Tel: 01526 353333

Email: woodhallspa@robert-bell.org Website: http://www.robert-bell.org

Brochure prepared 24.06.2025

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.



Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
 All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
 No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.









