



5 Hunston Road  
Woodhall Spa, Lincolnshire LN10 6PE

£490,000







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## Woodhall Spa Lincolnshire LN10 6PE

Lincoln – 18 miles

Grantham – 32 miles (with East Coast rail link to London)

Boston – 20 miles

(Distances are approximate)

An extremely well presented four double bedroom detached house having been thoughtfully extended to provide a superb family home. Internally the property is further enhanced by three reception rooms, stylish kitchen and utility room designed with modern living in mind. Outside the property has a double width driveway, double garage and attractive south westerly facing gardens. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all with easy walking distance.



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 inset to storm porch is gained through a uPVC door into:

### Reception Hall

With staircase to the first floor having storage below, wood effect flooring, radiator, power points and glazed panel door to:





**Living Room 17' 9" x 13' 0" (5.41m x 3.96m)**

With bay window to the front aspect and having feature fireplace, coved ceiling, radiator, power points and glazed panel double doors to:

**Dining Room 11' 10" x 10' 1" (3.60m x 3.07m)**

With side aspect and having wood effect flooring, radiator, power points, archway to kitchen and archway to:

**Family Room 15' 2" x 9' 10" (4.62m x 2.99m)**

A triple aspect room including patio doors to the rear garden and having wood effect flooring, ceiling spot lights, radiator, power points and archway to:

**Breakfast Kitchen 19' 0" x 9' 10" (5.79m x 2.99m)**

Overlooking the rear garden and having a stylish range of fitted units comprising one and a half sink drainer inset to work surface extending to provide breakfast bar. There are extensive base units including integral dishwasher, five ring gas hob, electric double oven, wall mounted cupboards above and filter hood over the hob. There is tiled flooring, ceiling spot lights, radiator, power points door returning to the reception hall and door to:

**Utility Room 9' 0" x 8' 5" (2.74m x 2.56m)**

Overlooking the rear garden and having fitted units comprising space and plumbing for washing machine and tumble dryer. There is covings, ceiling spot lights, tiled flooring, deep built-in storage cupboard, door to side of the property and door to:



**Cloakroom**

With a low-level WC, wash hand basin over vanity cupboard, radiator, coved ceiling, ceiling spot lights, radiator and tiled flooring.

**First Floor**

**Landing**

With built-in airing cupboard, coved ceiling, radiator, power points and door to:

**Bedroom 1 17' 9" x 13' 0" (5.41m x 3.96m)**

A large bedroom having front aspect, a range of fitted wardrobes and drawers, coved ceiling, radiator, power points and door to:





**En-Suite** being fully wall tiled and having a white suite comprising corner shower cubicle, wash hand basin over vanity unit and a low-level WC. There is a heated towel rail, shaver point, tiled flooring, coved ceiling and ceiling spot lights.

**Bedroom 2** 11' 10" x 11' 0" (3.60m x 3.35m)

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

**Bedroom 3** 14' 1" x 9' 0" (4.29m x 2.74m)

With front aspect and having coved ceiling, radiator and power points.

**Bedroom 4** 8' 4" x 8' 3" (2.54m x 2.51m)

With rear aspect, coved ceiling, radiator and power points.

**Bathroom** 8' 4" x 8' 3" (2.54m x 2.51m)

With a white suite comprising panelled bath, tiled shower cubicle, wash hand basin over vanity unit and a low-level WC. There is coved ceiling, shaver point, heated towel rail and tiled flooring.

**Outside**

The property is approached over a block paved double width driveway providing parking and leads to **Double Garage**, with two up and over doors, power, lighting, electric vehicle charger and service door to the rear. The remaining front garden with its picket fence is laid to lawn and ornamental shrubs to borders. The enclosed rear garden is predominantly laid to lawn with paved patio and **Timber Gazebo** providing all weather outside space.

**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 = E  
EPC Rating = C

**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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

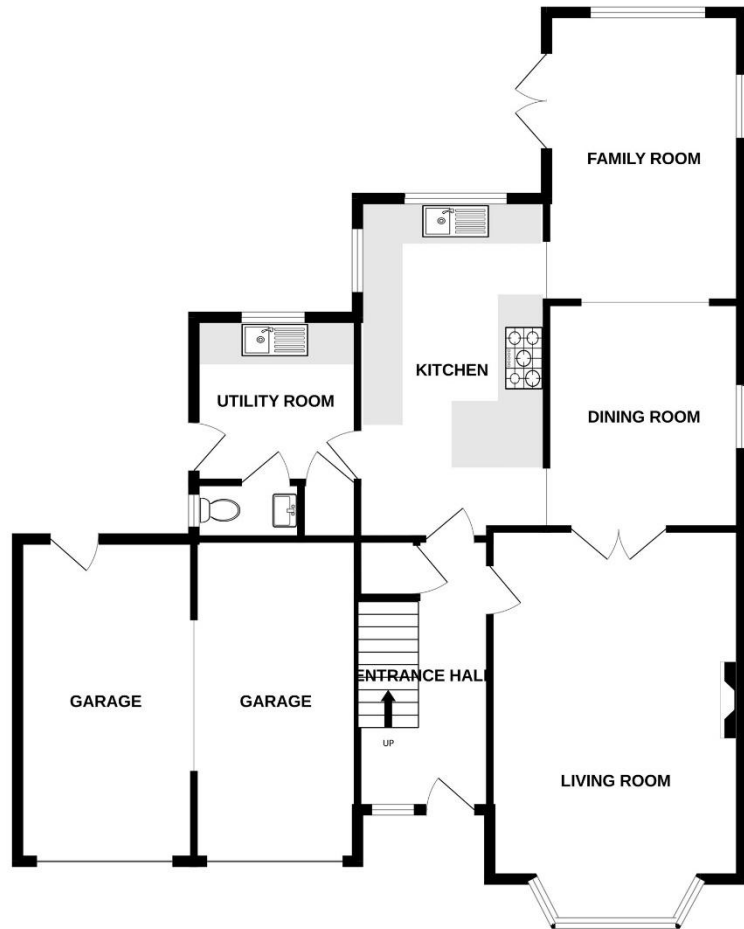




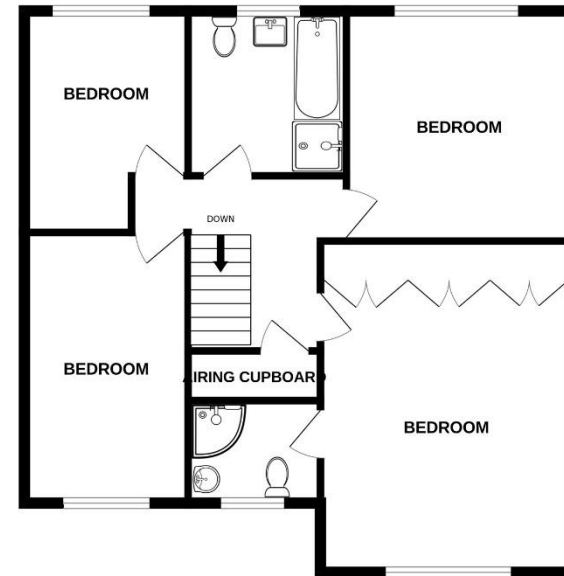




GROUND FLOOR  
1193 sq.ft. (110.9 sq.m.) approx.



1ST FLOOR  
780 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 1973 sq.ft. (183.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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