



## The Errol

Gleneagles Drive, Woodhall Spa, Lincolnshire LN10

NEW BUILD

**BELL**

**The Errol** is a three-bedroom semi-detached house which would ideally suit a couple or a young family moving up the housing ladder.

The entrance hallway leads into the living room with space to relax which flows through to the light and airy dining kitchen with French doors out to the private rear garden. A guest cloakroom and handy storage cupboard complete the ground floor.

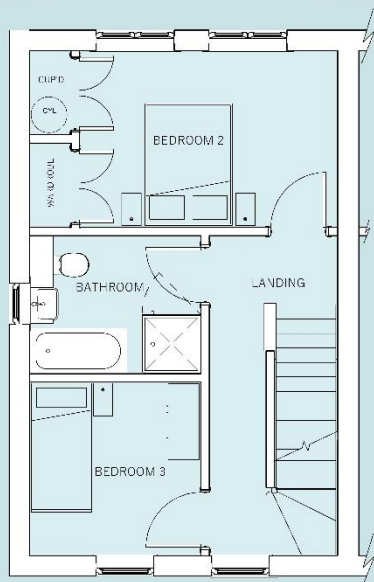
On the first floor a well-proportioned bedroom with generous fitted wardrobes is ideal for guest, along with the family bathroom having separate shower cubicle and bath and a further bedroom, perfect for use as a study or nursery.

The generous sized master bedroom with en-suite shower room and fitted wardrobes enjoys appealing seclusion on the top floor.

**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.

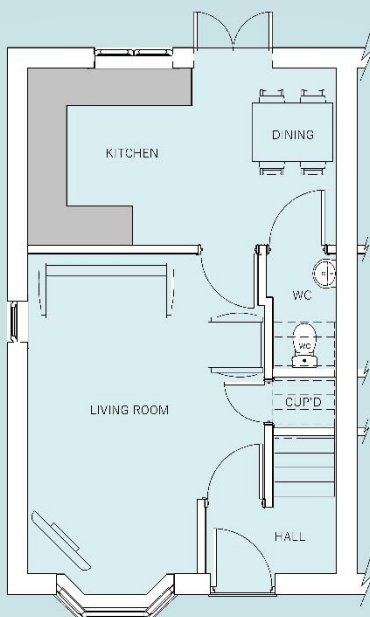
**Woodhall Spa** offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies 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.

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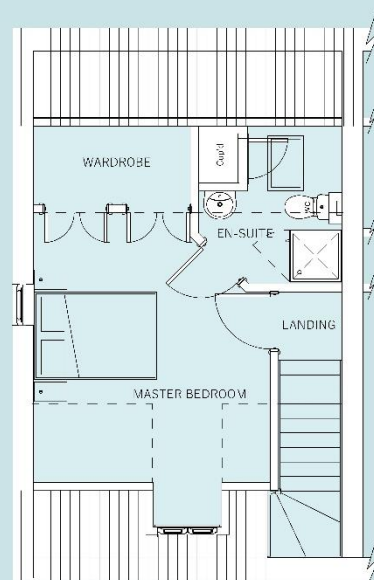
**First floor**

|           |                                             |
|-----------|---------------------------------------------|
| Bedroom 2 | 3870 x 2750 (exc wardrobe)<br>13'1" x 9'11" |
| Bedroom 3 | 2640 x 2700mm<br>8'8" x 8'10"               |
| Bathroom  | 2640 x 2150mm<br>8'8" x 7'0"                |



**Ground floor**

|                  |                                     |
|------------------|-------------------------------------|
| Kitchen & Dining | 4750 x 2750<br>15'6" x 9'0"         |
| Living Room      | 3650 x 4950mm max<br>11'11" x 16'2" |
| Guest Cloakroom  | 1000 x 1800mm<br>3'3" x 5'10"       |



**Second floor**

|                |                                                |
|----------------|------------------------------------------------|
| Master Bedroom | 3650 x 4168mm (exc wardrobe)<br>11'11" x 13'8" |
| En-suite       | 2225 x 2450mm max<br>7'3" x 8'0"               |

## 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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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.



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