



## **3 Gorse Close, Woodhall Spa, LN10 6YA**

**£350,000**

Nestled in the picturesque Town of Woodhall Spa, this delightful two-bedroom detached bungalow offers a perfect blend of comfort and convenience. Boasting a spacious layout, the property features a welcoming living room with ample natural light, a modern kitchen and two generously sized bedrooms, one with ensuite. The well-maintained garden provides an idyllic space for outdoor relaxation and entertaining. Additional benefits include off-street parking and close proximity to local amenities, including shops, restaurants, and Woodhall Spa Manor and Golf Club. Ideal for those seeking a tranquil retreat with easy access to the heart of Woodhall Spa. Don't miss the opportunity to make this charming bungalow your new home.

**Entrance Porch**

PVCu double glazed entrance door. Further glazed door opening to hallway.

**Entrance Hall**

Coving to textured ceiling, laminate flooring, built in airing cupboard with wall mounted mains gas central heating boiler.

**Lounge Diner 14'0" x 23'11" (4.29m x 7.31m)**



PVCu double glazed window and aluminium sliding patio doors to rear, coving to textured ceiling, two radiators, wall mounted electric fire.



**Kitchen 11'9" x 8'11" (3.60m x 2.72m)**



PVCu double glazed window and door to side, coving to textured ceiling, laminate flooring, radiator. Fitted with a matching range of base and eye level units with worktop space and matching upstands. stainless steel sink and drainer with chrome mixer tap over, four ring electric hob with stainless steel extractor hood over, space for fridge freezer, space for washing machine.



**Bedroom One 11'11" x 11'9" (3.65m x 3.60m)**



PVCu double glazed window to front, coving to textured ceiling, radiator. Door to ensuite.

**Bedroom Two 14'1" x 11'6" (4.31m x 3.53m)**



PVCu double glazed window to front, coving to textured ceiling, radiator.



**Ensuite**



PVCu double glazed window to side, vinyl flooring, wall mounted heated towel rail. Fitted with a three piece suite comprising tiled shower cubicle with glass door, wash hand basin set in vanity unit with storage under and close coupled toilet.

**Bathroom 8'4" x 6'7" (2.56m x 2.01m)**



PVCu double glazed window to side, coving to textured ceiling, vinyl flooring, wall mounted heated towel rail, wall mounted illuminated vanity mirror. Fitted with a three piece suite comprising P shape

panel bath with chrome mixer tap over and thermostatic bar shower over, concealed cistern toilet set in vanity unit with push button flush, wash hand basin set in vanity unit with chrome mixer tap over.



**Garage 17'7" x 8'5" (5.36m x 2.59m)**

## Outside



Single garage with up and over door to front and pedestrian door to rear, power and light connected,

The property can be found at the entrance to the popular Gorse Close, there is a lawn area to the front and gravel driveway leading to single garage. Pathways take you to both sides of the bungalow and on to the rear garden.

The rear garden is mainly laid to lawn and enclosed by timber fencing with mature tree and hedge borders, there is a hardstanding patio seating area and outside cold water tap.

## Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

## Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

## Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must

satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Property Postcode

For location purposes the postcode of this property is: LN10 6YA.

### Verified Material Information

Tenure: Freehold  
 Council tax band: D  
 Annual charge: £2099.12  
 Property construction:  
 Electricity supply:  
 Solar Panels:  
 Other electricity sources:  
 Water supply:  
 Sewerage: Mains (assumed)  
 Heating: Gas central heating.  
 Broadband: As stated by Ofcom,  
 Broadband type Highest available download speed  
 Highest available upload speed Availability  
 Standard 15 Mbps 1 Mbps Good  
 Superfast 52 Mbps 9 Mbps Good  
 Ultrafast --Not available --

Mobile coverage: As stated by Ofcom,

Indoor  
 Provider Voice Data  
 EE Limited Limited  
 Three Limited Limited  
 O2 Likely Limited  
 Vodafone Limited None  
 Outdoor  
 Provider Voice Data  
 EE Likely Likely  
 Three Likely Likely  
 O2 Likely Likely

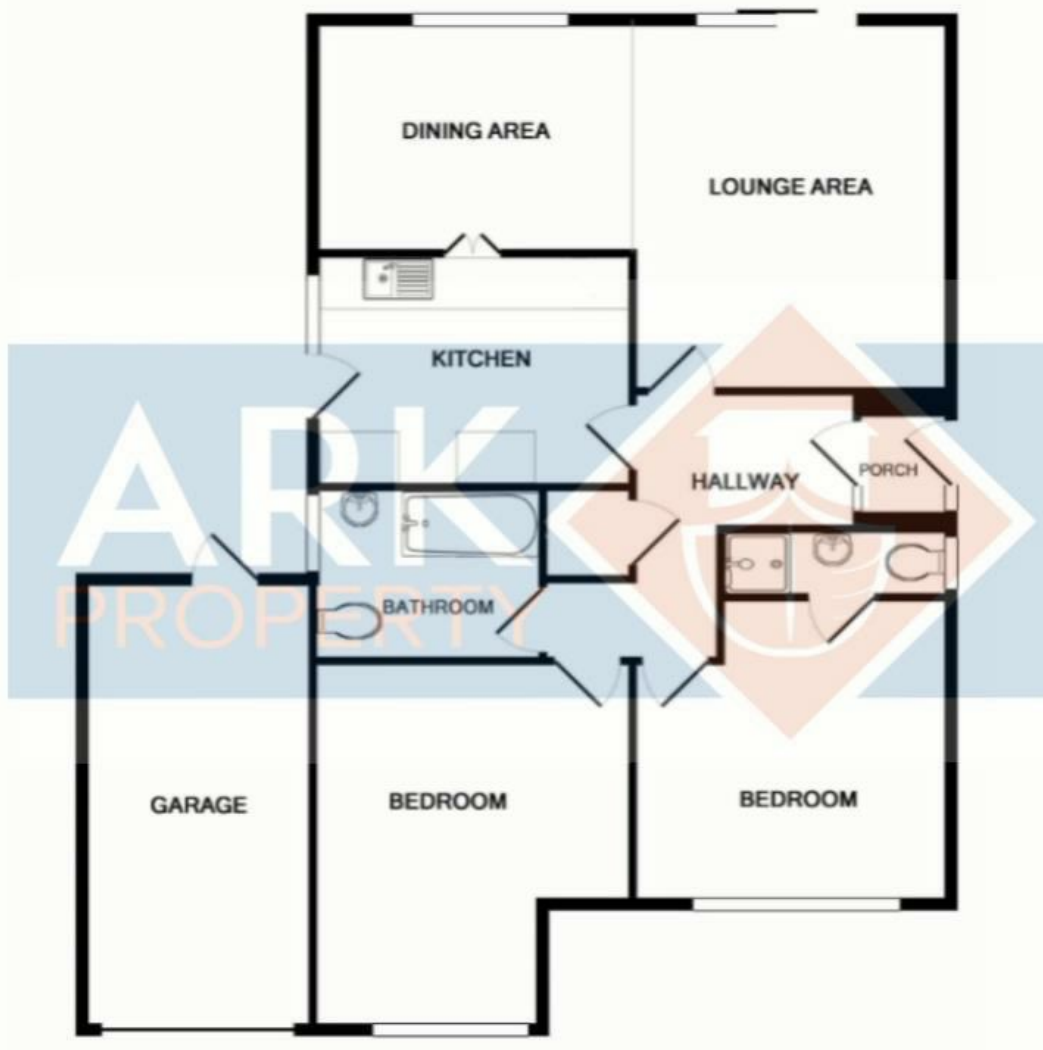
Vodafone Likely Likely

Parking: Driveway and Single Garage  
 Building safety issues: None known  
 Restrictions: None known  
 Public right of way: Not known  
 Flood risk: Zone 1 (Environment Agency)  
 Coastal erosion risk: None  
 Japanese Knotweed: Not known  
 Planning permission: Not known  
 Accessibility and adaptations: Not known  
 Coalfield or mining area: Not known  
 Energy Performance rating: D

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

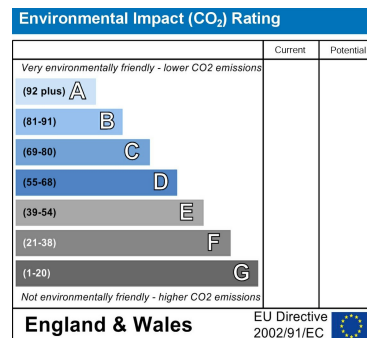
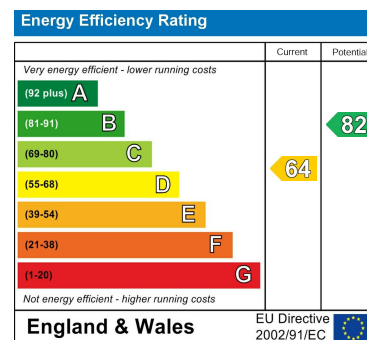
Floor Plan



Area Map



Energy Efficiency Graph



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