



## Moor Lane, Roughton, Woodhall Spa, LN10 6YH

- REFURBISHED & EXTENDED, very well presented, SPACIOUS 1,050 sq ft THREE DOUBLE bedroom, TWO reception, detached BUNGALOW with GOOD '72' ENERGY efficiency RATING
- EXTENSIVE GATED PARKING for 6 CARS incl CARAVAN if required, detached GARAGE WORKSHOP (having INSPECTION PIT, light, power, workbench) & attached CAR PORT
- LOUNGE with FEATURE fireplace having OAK mantle & surround, AGA WOOD BURNER, flagstone hearth, Octagonal shaped front CONSERVATORY having light & power
- UTILITY ROOM with worktop, sink, space/plumbing for fridge freezer, 2 appliances, pantry cupboard, boiler
- GENEROUS 0.22 ACRE (sts) plot, fully fenced, GARDENS incl SOUTH WEST facing & LANDSCAPED, having lawn, slate chipped shaped area incl water feature, pergola, 2 PATIOS etc
- UPVC double glazing including external doors, UPVC soffits and fascias, Mains gas CENTRAL HEATING with NEW 2021 BOILER, Aga WOOD BURNER
- Dual aspect MODERN fitted KITCHEN DINER (Rangemaster Toledo XT range cooker, Zanussi dishwasher, soft closure fitted, ceramic sink, corner carousel unit, display shelf, 2 ceiling lights)
- W.C. with pedestal hand basin and toilet, BATHROOM fully tiled having separate monsoon SHOWER & glass pivot door over the offset bath, surface mounted hand basin on vanity unit

**£325,000**



# Moor Lane, Roughton, Woodhall Spa, LN10 6YH

## DESCRIPTION

Refurbished, extended, very well presented, spacious 1,050 sq ft, 3 double bedroom, 2 reception, detached bungalow on generous 0.22 acre plot (sts) fully fenced, with gardens incl landscaped & south west facing, and extensive gated parking for 6 cars (incl caravan) as well as detached garage workshop and a car port, all on the outskirts of the very desirable and well serviced large village of Woodhall Spa, home of the National Golf Centre.

Works by the current owners include extension to include W.C. and utility, new 2023 kitchen, new 2020 bathroom with separate over shower, new 2021 boiler (serviced annually), new soffits and fascias, new driveway and paving, replaced front conservatory, and clad & insulated the metal framed detached garage workshop.

It also benefits from UPVC double glazing incl external doors, Aga wood burner, ext'l lighting and water tap.

The outside also benefits from lawn, slate chipped shaped area with water feature, pergola, 2 patios incl circular, summer house, aluminium greenhouse and wood store, and the detached garage workshop from inspection pit, workbench, own electrical consumer unit & the attached carport, both with light & power.

The property consists of hall (with 2 ceiling lights), lounge with feature fireplace having oak surround, AGA wood burner, flagstone hearth), octagonal shaped front conservatory (having light & power), dual aspect modern fitted kitchen diner (incl Rangemaster Toledo XT range cooker, Zanussi dishwasher, soft closure fitted, ceramic sink, 2 ceiling lights), utility room (with worktop, sink, space/plumbing for fridge freezer, 2 appliances, pantry cupboard, boiler), W.C, bathroom (fully tiled having separate monsoon shower & glass pivot door over the offset bath, surface mounted hand basin on vanity unit) and the 3 double bedrooms (with bedroom 3 being dual aspect and the master having range of bespoke Fittingly made to measure soft close bedroom furniture incl 3 double wardrobes each having 2 drawers under





# Oak Lodge, Moor Lane, Roughton, Woodhall Spa, LN10

Approximate Area = 1096 sq ft / 101.8 sq m (excludes carport)

Garage = 332 sq ft / 30.8 sq m

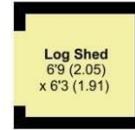
Outbuilding = 42 sq ft / 3.9 sq m

Total = 1470 sq ft / 136.5 sq m

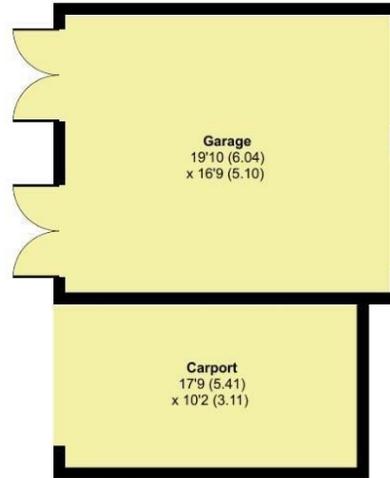
For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 101.8 SQ M  
(1096 SQ FT)



**Log Shed**  
6'9" (2.05)  
x 6'3" (1.91)  
**OUTBUILDING**  
APPROX FLOOR  
AREA 3.9 SQ M  
(42 SQ FT)



**GARAGE**  
APPROX FLOOR  
AREA 30.8 SQ M  
(332 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1350347

## Viewings

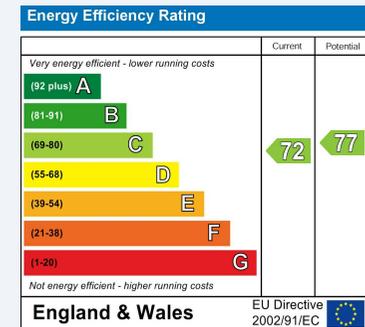
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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