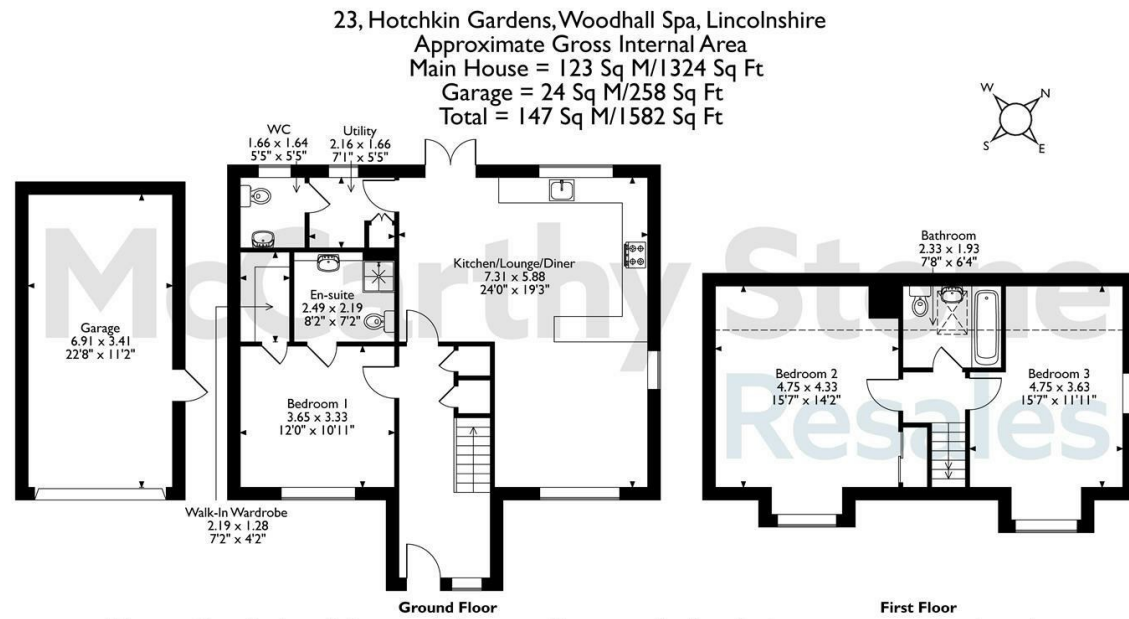


23 Hotchkin Gardens

Hotchkin Gardens, Woodhall Spa, LN10 6AQ



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive	2002/91/EC	



Asking price £460,000 Freehold

\*Early viewings advised\* A beautifully presented WEST FACING three bedroom detached retirement property. Private garden and drive way with a large garage.  
 -PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE-

Call us on 0345 556 4104 to find out more.

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# Hotchkin Gardens, Woodhall Spa, LN10 6AQ

3 bed | £460,000

## Local Area

Nestled in the heart of the picturesque village of Woodhall Spa, offers an exceptional opportunity to enjoy refined living in one of Lincolnshire's most sought-after locations. Surrounded by mature trees and tranquil landscapes, and just moments from the renowned Woodhall Spa Golf Club, this distinguished address combines elegance with a relaxed village lifestyle. Woodhall Spa is celebrated for its charming independent shops, welcoming cafés and restaurants, and its rich heritage, including the iconic Kinema in the Woods. With easy access to the historic cathedral city of Lincoln and the surrounding countryside, residents benefit from both peaceful rural surroundings and convenient connections, making Hotchkin Gardens an ideal setting for those seeking comfort, community, and quality of life.

## Property Overview

A well presented 3 bedroom retirement property with its own garage, parking and private garden. All of the radiators have been upgraded to Trust Heating NEOS radiators. The majority of the flooring downstairs is fitted with new carpet and laminate. This property is fitted with solar panels with an export tariff.

## Entrance Hall

Front door leads to the entrance hall, there are two storage cupboards under the stairs.

## Living room

A well presented, open plan living room with

ample space for dining furniture. Double glazed patio door with a West facing towards your own private garden, view which allows the sunlight to fill the room.

## Open plan kitchen & dining area

Fully fitted beautifully modern kitchen with a range of light grey, matte finish, drawer and base units, with a roll top work surface over. Sink with lever tap and drainer sits below the garden facing window. Inset waist height Beko electric oven with space for microwave above. Over counter lighting, four ring electric Beko hob with splash back and extractor hood over. Recessed integral Beko fridge freezer. Sink water softener and mains water filter.

## Utility room & WC

Situated off the kitchen and dining room is a utility room with space for white goods. Further door leads onto the WC.

## Master Bedroom & En-suite

Situated on the ground level, double bedroom with window providing views towards the front elevation. Doors leading into a walk in wardrobe and en-suite with with a walk in double shower, WC and wash basin.

## Bedroom two

A bright and spacious second bedroom. Double glazed window.

## Bedroom three

Double room which could also be used for a hobby / craft room with front facing window.

## Bathroom

Bathroom with a bath, shower over the bath with a glass shower screen, WC and wash basin.

## Detached Garage

Garage which also has a door which is accessible from the garden.

## Service Charge

Upkeep and maintenance of communal gardens and grounds and lighting. There is also a Communal Pavilion to enjoy.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.  
**\*\*Part Exchange\*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.  
**\*\*Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.  
**\*\*Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

## Additional Services

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

