



***'Clooney', Main Road,  
Roughton, Woodhall Spa, LN10 6YJ***  
**Asking Price Of £575,000**



- Desirable Family Home
- Superb Living/Dining Kitchen
- 4/5 Bedrooms, Bathroom
- Large Landscaped Gardens
- Oil Central Heating, uPVC Units
- Solar Panels Providing Small Income

Situated in a small and peaceful rural hamlet just three miles from the centre of Woodhall Spa, this spacious and highly desirable family home offers an exceptional standard of living. The property features a superb bespoke open-plan living and dining kitchen, a dedicated home office, and a garden room enjoying views over the professionally landscaped rear gardens and small orchard, with open countryside beyond. The home benefits from oil-fired central heating and uPVC double glazing throughout. Further advantages include solar panels with battery storage, an electric car charging point, and the added benefit of generating a small income from the solar installation.



**Woodhall Spa - 01526 353185**  
[www.waltersestateagents.co.uk](http://www.waltersestateagents.co.uk)





**LARGE RECEPTION HALL** Having staircase to the first floor with under stairs storage cupboard, radiator, wall lights.

**LOUNGE** 18' 8" x 14' 7" (5.69m x 4.44m) Having cast-iron log burner on a raised hearth, radiator, wall lights, built-in storage cupboard with shelving and light over.

**LIVING DINING KITCHEN** 21' 0" x 16' 5" (6.4m x 5m) Having a Peter Jackson bespoke fitted kitchen comprising twin Belfast sink with Quooker instant hot water tap, range of base cupboards and drawers under quartz worktops with wall cupboards over and concealed lights. Two built-in Neff self-cleaning electric fan assisted oven and grills with warming drawers under, integral dishwasher, built-in fridge and separate freezer. Central island with breakfast bar at one end with Neff five ring induction hob with extractor fan and light over, cupboards and drawers under quartz worktops, built-in wine cooler. Under floor heating, built-in seating area to one corner, in-set ceiling lights and bi-fold doors with integral blinds.

**CLOAKROOM** Having low level WC, vanity hand basin with double cupboard under and extractor fan.

**SIDE INTERNAL HALLWAY** With door to garage and staircase to bedroom five and home office.



UTILITY/BOOT ROOM 17' 6" x 8' 0" (5.33m x 2.44m) With radiator and side entrance stable door.

GARDEN ROOM 17' 5" x 16' 2" (5.31m x 4.93m) Having radiator, Karndean flooring and single and double doors to the rear garden.

LANDING With radiator, large built-in storage cupboard and built-in airing cupboard housing the pre-lagged hot water tank.

BEDROOM ONE 13' 9" x 11' 5" (4.19m x 3.48m) With radiator.

BEDROOM TWO 11' 5" x 9' 8" (3.48m x 2.95m) With radiator.

BEDROOM THREE 11' 4" x 9' 2" (3.45m x 2.79m) With radiator.

BEDROOM FOUR 9' 4" x 9' 2" (2.84m x 2.79m) With radiator and access to the roof void.

FAMILY BATHROOM 11' 4" x 8' 2" (3.45m x 2.49m) Having enclosed bath with mixer taps, built-in shower cubicle with electric shower unit, vanity hand basin with cupboard and drawers under and low level WC. Radiator and electric heated towel rail.

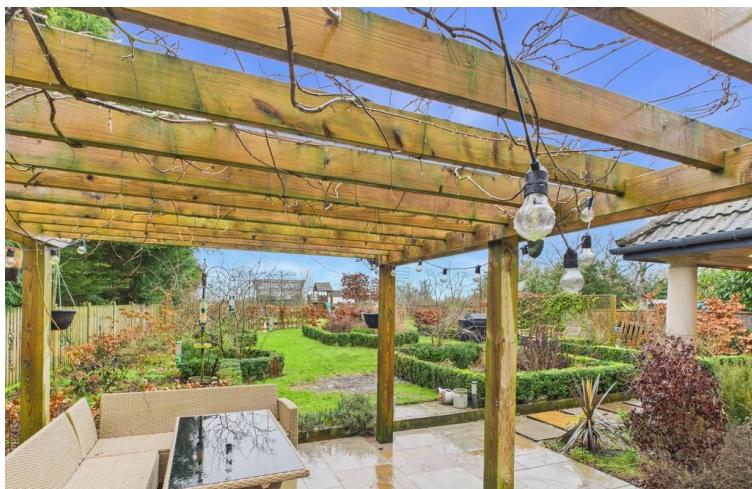
BEDROOM FIVE 16' 0" x 13' 0" (4.88m x 3.96m) (Max) Approached from the staircase from the inner hall, having part-sloping ceiling with Velux window, radiator, electric wall radiator, built-in storage cupboard and open access to:

OFFICE 10' 3" x 7' 9" (3.12m x 2.36m) With Velux window and radiator.

OUTSIDE - INTEGRAL GARAGE 20' 4" x 12' 8" (6.2m x 3.86m) Having electric up-and-over door, power and light, oil fired wall mounted boiler and battery storage unit for the solar panels.

THE GARDENS The property is approached over a driveway with ample parking, lawn to the front with in-set fish pond and waterfall feature. There is also an outside charging point for an electric vehicle. To the rear are professionally landscaped gardens with slabbed patio area and Pergola, footpaths with further patio area. Shaped lawn gardens with small hedging and well stocked and colourful flower and shrub beds with a further gated garden and small orchard with a variety of apple, pear and plum trees.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band E.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>2522 ft<sup>2</sup>

Reduced headroom

82 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**POSSESSION** - Vacant possession will be given on completion.

**FIXTURES AND FITTINGS** - All those detailed are included in the sale as are the fitted carpets.

**VIEWING** - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

**MONEY LAUNDERING REGULATIONS:** Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

**BUILDING MEASUREMENTS:** All building measurements have been taken in accordance with the RICS code of measuring practice

**DISCLAIMER:** Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

**MISREPRESENTATION ACT 1967 NOTICE:** Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

