



**2 Heather Close**  
Woodhall Spa, Lincoln, Lincolnshire LN10 6YD

**£525,000**

**BELL**



## 2 Heather Close

Woodhall Spa, Lincolnshire LN10 6YD

Lincoln – 19 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

2 Heather Close is a modern, four-bedroom detached family home providing excellent accommodation with open views to the rear. Excellently presented, the property offers versatile spaces throughout; currently providing a dual-aspect living room, snug/study, dining room and generous kitchen to the ground floor – plus cloakroom and access to the double garage. The first floor is set with four bedrooms, including main with en suite, and a family bathroom.

The rear garden looks across neighbouring arable farmland to the South and is laid to lawn with paved seating space off the rear. The front provides ample off-road parking for multiple vehicles. A superb family home, the property is pleasantly situated within easy walking distance of the shopping, social and educational facilities of this most sought-after village.



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.

### Accommodation

Entered into the front through a uPVC double glazed door into:

### Entrance Porch 11' 0" x 3' 6" (3.35m x 1.07m)

With uPVC double glazed windows to the front and side and having wood effect flooring and uPVC double glazed obscure door with matching side panel, to:



### **Reception Hall**

With radiator, power points and having wooden doors to storage space, garage and internal accommodation including:

### **Living Room 20' 0" x 12' 0" (6.09m x 3.65m) max**

With uPVC double glazed bow window to front and French doors to rear. There is a multi-fuel stove to tiled surround, television point, multiple power points, radiator and wood effect flooring.

### **Snug/Study 10' 8" x 8' 9" (3.25m x 2.66m)**

With uPVC double glazed window to rear, radiator and multiple power points.

### **Kitchen 13' 2" x 11' 4" (4.01m x 3.45m)**

With uPVC double glazed window to rear and patio door to side. There are spotlights to ceiling and having excellent range of storage units to base and wall levels, including integrated fridge-freezer, dishwasher, Bosch oven and grill and hob beneath extractor canopy. There is a 1 1/2 sink and drainer to roll edge worktop, tiled flooring, multiple power points and wooden door to:

### **Dining Room 12' 2" x 9' 0" (3.71m x 2.74m) max**

With uPVC double glazed sliding doors, wood effect flooring, radiator and multiple power points.

### **Cloakroom**

With low-level WC, hand wash basin to corner storage unit, radiator and wood effect flooring.

### **First Floor**

#### **Landing**

With uPVC double glazed windows to front and having radiator, multiple power points and loft access hatch to boarded loft. There is a wooden door to built-in storage space and doors to further accommodation including:

### **Bedroom 9' 9" x 8' 9" (2.97m x 2.66m)**

With uPVC double glazed window to front, radiator, multiple power points and built-in wardrobe storage.

### **Bathroom 9' 3" x 5' 8" (2.82m x 1.73m) max**

With uPVC double glazed obscure window to side and having low-level WC, hand wash basin to storage unit and panel bath with shower attachment. There is wood effect tiled surround, tiled to floor and upright radiator.

### **Main Bedroom 14' 1" x 11' 2" (4.29m x 3.40m) max**

With uPVC double glazed window to rear, radiator, multiple power points, built-in wardrobe storage and wooden door to:





### **En-Suite Shower Room**

With uPVC double glazed window to rear and having low-level WC, hand wash basin to storage unit and corner shower cubicle with tiles surround and Bristan shower over. There is a radiator and tiled flooring.

### **Bedroom 12' 0" x 10' 2" (3.65m x 3.10m)**

With uPVC double glazed window to rear, radiator and multiple power points.

### **Bedroom 9' 10" x 9' 0" (2.99m x 2.74m)**

With uPVC double glazed window to front, radiator, multiple power points and built-in wardrobe storage.

### **Outside**

The property is approached to the front, over a wide gravelled driveway providing ample space for multiple vehicles and continuing to the **Double Garage 19' 4" x 16' 4" (5.89m x 4.97m)** with electric roller shutter doors to front and lights to ceiling. There is a wall mounted, gas fired Worcester boiler, multiple power points and plumbing for washing machine and vented tumble dryer. Wooden door to hallway.

The front garden is laid to lawn, with mature flower beds and contained by laurel hedging.

The rear garden, facing south with a view across neighbouring arable farmland, is initially laid to a full-width patio, stepping down to the lawn with mature flower beds to the borders. With a mature tree standing to the rear, typical of Heather Close, the garden is contained by mixed fencing and hedging.

### **Further Information**

All mains services. Gas central heating. UPVC double glazing.

**Local Authority:** East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = E

EPC RATING = C

**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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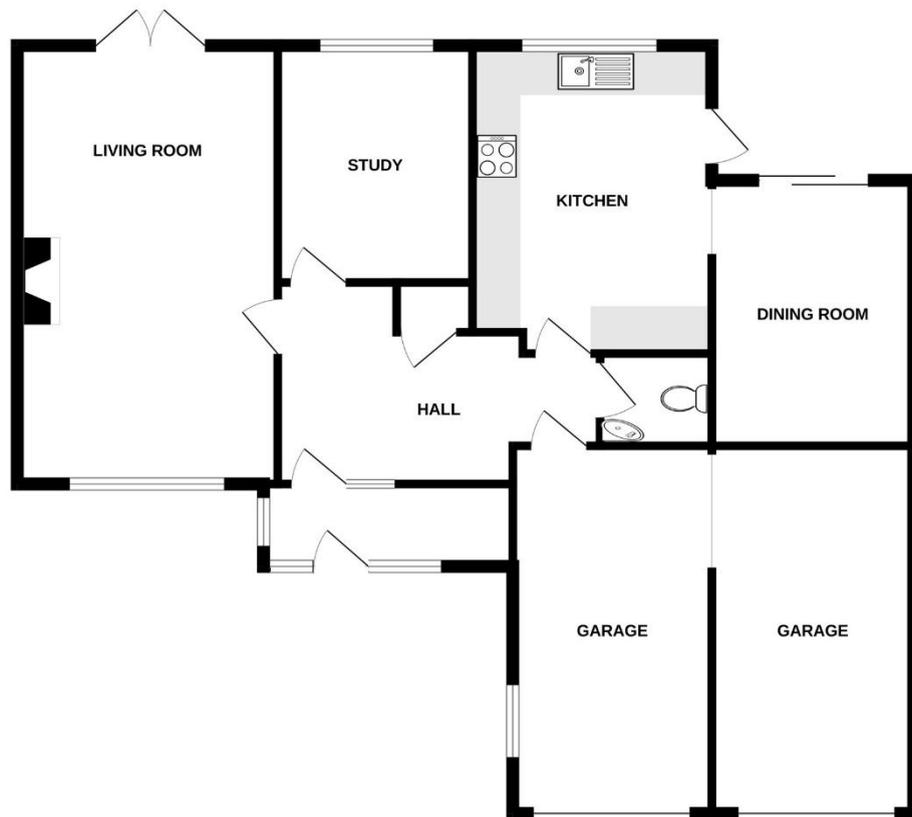
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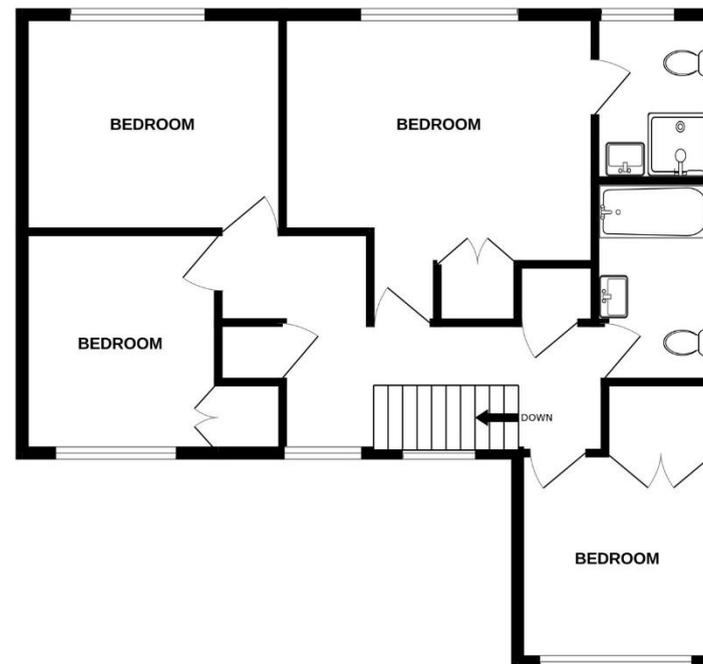




GROUND FLOOR  
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1782 sq.ft. (165.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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