



82 Horncastle Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6UX

£450,000

BELL



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Lincoln – 20 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

A superb home of some considerable appeal thoughtfully extended and upgraded to provide approx. 1700 sq ft of flexible accommodation, ideal for modern living. Internally the property is enhanced by light filled open plan living, up to four bedrooms including main bedroom with en-suite and dressing room. Outside the property enjoys south facing rear garden and ample parking for many vehicles. The vibrant village center with its wide range of shopping and social facilities are along a level footpath or through a most appealing woodland walk through the Hotchkin Golf Course. A viewing of this is highly recommended to fully appreciate the standard of fitment and setting on offer. Points to Note; Recent upgrading comprises, new roof, new boiler & radiators, exterior render, windows, stylish kitchen and bathrooms.



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

Entrance into the property inset to feature storm porch is gained through a newly fitted composite double glazed obscure door with full height windows alongside into:



Reception Hallway 16' 2" x 11' 9" (4.92m x 3.58m)

A wide spacious entrance 'room' with radiator, power points, wooden doors to bathroom, bedrooms and to:

Dining Kitchen 23' 10" x 13' 10" (7.26m x 4.21m)

With front aspect and having a stylish range of fitted units comprising sink drainer inset to worksurface extending to provide breakfast bar over base units including integrated dishwasher, washing machine and connections for fridge freezer. There is a four-ring electric hob, electric oven, wall mounted cupboards above and filter hood over the hob. There is new ceramic tiled flooring to kitchen area, ceiling spotlights and power points. The kitchen area extends to the dining area, an ideal space for everyday mealtimes or more formal occasions. There is radiator, power points and it opens to:

Living Room 26' 0" x 12' 0" (7.92m x 3.65m)

With large sliding doors to rear providing southerly aspect over the rear garden. There is a radiator, power points, tv point and wooden door to study / bedroom 4.

Study/Bedroom 4 12' 2" x 8' 8" (3.71m x 2.64m)

A multi option room overlooking the rear garden and having, power points and radiator.

Main Bedroom Suite 17' 0" x 10' 8" (5.18m x 3.25m)

Overlooking the south facing rear garden through sliding patio doors and having power points and wooden door to **En-Suite Shower Room 9' 0" x 8' 0" (2.74m x 2.44m)** with a white suite comprising low-level WC, hand wash basin over vanity cupboard, walk-in shower cubicle, heated towel rail, new ceramic tiled flooring, ceiling spot lights and wooden door to **Walk-In Wardrobe 9' 0" x 9' 0" (2.74m x 2.74m)** with radiator and power points.

Bathroom 8' 4" x 7' 9" (2.54m x 2.36m)

With a white suite comprising low-level WC, hand wash basin to storage unit and P shaped panel bath with tiled surround and alcove shelving. There is new ceramic tiled flooring, heated towel rail and wooden door to storage space.

Bedroom 13' 4" x 11' 5" (4.06m x 3.48m)

With side aspect, radiator and power points.

Bedroom 12' 2" x 12' 0" (3.71m x 3.65m)

With front aspect and having radiator and power points.





Outside

The property is approached over a newly fitted gravelled driveway providing ample parking for many vehicles and room for easy turning. The southwest facing rear garden is predominantly laid to lawn with newly laid gravel patio areas and large useful storage building.

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 = C

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. 19 Station Road, Woodhall Spa. LN10 6QL

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