

Village & Country



156 Horncastle Road, Woodhall Spa

A most appealing and well-presented three double bedroom detached bungalow benefiting from deceptively spacious living accommodation, including 20'6 x 11'9 breakfast kitchen and large L-shaped lounge/diner. The property enjoys attractively landscaped gardens to front and rear and double garage.

The shopping, social and educational facilities can be found within the village of Woodhall Spa. A viewing is highly recommended to fully appreciate the size of accommodation on offer.

Reception Hall, Lounge/Dining Room, Breakfast Kitchen, Utility Room, Master Bedroom with En-Suite, 2 further Bedrooms and a Family Bathroom

Fully Double-Glazed, Full Alarm System and Smoke Detectors.

Parking for Several Vehicles, Double Garage, Enclosed Rear Garden with Patio Area.

All Mains Services.

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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 as 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 to the property with its storm porch over is gained through a glazed panel door leading to:

RECEPTION HALL A wide and spacious hall having built-in double cloaks cupboard, built-in airing cupboard, coved ceiling, two radiators, power points, two smoke detectors and doors to accommodation including:

L-SHAPED LOUNGE DINER 27' 1" x 21' 9" (8.25m x 6.63m) maximum dimensions.



Lounge/Diner

LOUNGE 21' 9" x 14' 10" (6.63m x 4.52m) an impressive triple-aspect living room having feature open brick inglenook style fireplace with exposed timber, down-lighting, stone hearth, gas coal-effect fire, and extending to one side giving a TV stand. There is a coved ceiling, radiator, power points and TV aerial point.



Lounge

DINING ROOM 12' 0" x 12' 0" (3.66m x 3.66m) overlooking the rear garden through sliding patio doors and having coved ceiling, radiator, power points and door to:



Dining Room

BREAKFAST KITCHEN 20' 6" maximum x 11' 9" (6.25m x 3.58m) with garden views and having a range of fitted units comprising of one and a half stainless steel sink drainer, ample work surfaces over matching base units. There is a gas oven and grill, four-ring gas hob and a dishwasher, with mounted cupboards and extractor filter hood above. There are coved ceilings, radiator, tiled splash-backs to all work surfaces, ceiling spot-lights, telephone point, power point, door returning to reception hall and glazed panel door to:



Breakfast kitchen

UTILITY ROOM 10' 1" x 6' 2" (3.07m x 1.88m) with aspect and glazed panel door to rear garden and having 11/2 stainless steel sink drainer and water softener under sink unit. Ample work surfaces to each side over base units plus space and plumbing for an automatic washing machine and tumble drier. There are coved ceilings, tiled splash-backs to all work surfaces, feature 'porthole' window to hall, radiator and power points.

MASTER BEDROOM 15' 10" x 11' 10" (4.83m x 3.61m) overlooking the rear garden and having coved ceiling, TV aerial point, radiator, telephone point, power points and archway to **EN-SUITE** 11' 4" x 6' 11" (3.45m x 2.11m) with a suite comprising corner panelled bath, wash hand basin over vanity unit and low-level WC. There are coved ceilings, wall lights and radiator.



Master bedroom

BEDROOM 2 15' 5" x 10' 10" (4.7m x 3.3m) Overlooking the rear garden and having coved ceiling, radiator, TV aerial point and power points.



Bedroom 2

BEDROOM 3 12' 4" x 10' 10" (3.76m x 3.3m) with a side aspect and having coved ceiling, radiator, telephone point and power points.



Bedroom 3

BATHROOM 12' 4" x 9' 0" (3.76m x 2.74m) With a suite comprising panelled bath, separate shower cubicle, pedestal washbasin and low-level WC. There are coved ceilings, decorative wall tiling and radiator.



Bathroom



Rear garden

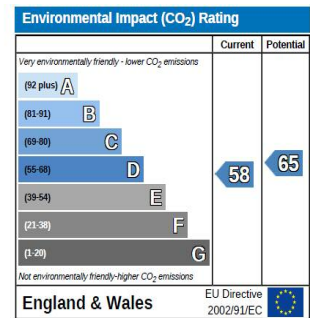
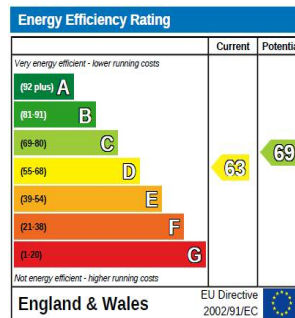
OUTSIDE the property is approached over a gravelled driveway giving parking for several vehicles, turning areas and leads to double garage 19' x 17' (5.79m x 5.18m) with two up-and-over doors, power and lighting. The remaining front garden is laid to lawn with a wide variety of ornamental plants and shrubs to borders. Well-stocked flowerbeds also flank the lawn laid around at side. The rear garden is predominantly laid to lawn with paved patio area and a wide variety of mature plants and shrubs to borders. A wooden shed 8' x 6' (2.43m x 1.82m) is included.



Rear Garden

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

The Environmental Impact Rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

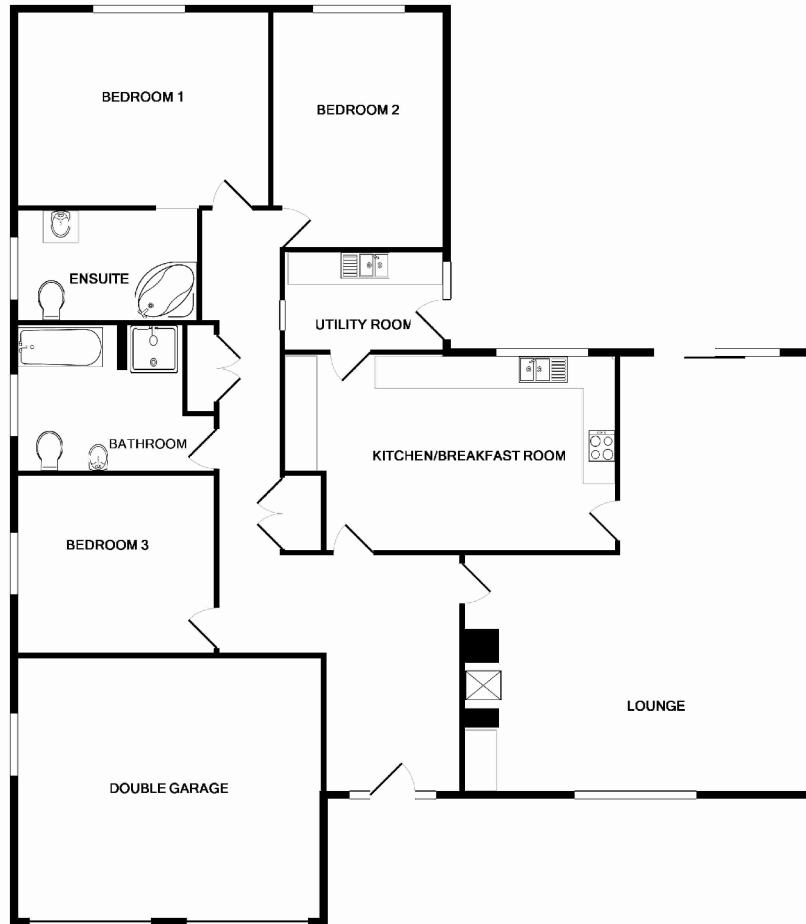


SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agents Woodhall Spa office, 19 Station Road, Woodhall Spa, Lincs. LN10 6QL. Tel: 01526 353333. Fax: 01526 352600.

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Property Reference: WO0013143 /OM5



Chartered Surveyors, Auctioneers, Land & Estate Agents



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