

Village & Country



130 Horncastle Road, Roughton Moor, Woodhall Spa

This is a well presented four bedroom detached bungalow benefiting from a wide range of spacious living accommodation including (26' x 13' 10) family room and large en-suite bathroom to master bedroom. The property is set in large grounds and enjoys a good degree of privacy and also benefits from having a detached double garage and further adjoining garage. Shopping, social and educational facilities are all located within this most sought after Lincolnshire village.

The property has recently had Contract Solar Panels installed, providing savings on electricity costs. Further information can be seen at our Woodhall Spa Office

Reception Hall, Breakfast Kitchen, Utility Room, Family Room, Lounge,
Master Bedroom with En-Suite Shower, Three Further Bedrooms, Family Bathroom.

Double Garage, Front and Rear Gardens

Solar Panel Electricity, All Mains Services, Gas Central Heating

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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 is gained through a panel door leading to:

RECEPTION HALL having dado rail, radiator, telephone point and wood glazed panel door to:

BREAKFAST KITCHEN 14' 7" x 11' 2" (4.44m x 3.4m) over looking rear garden and having a range of fitted units comprising of a stainless steel 1½ bowl single drainer sink unit, ample work surface over matching base units including wine rack, room and plumbing for dishwasher. There is a four ring gas hob with waist height oven to one side, wall mounted cupboards above including extractor fan over hob and integrated fridge to one end, breakfast bar, ceramic tiled flooring, ceiling spot lights, radiator, power points, archway to family room and door to:



Breakfast Kitchen

UTILITY ROOM 11' x 5' 8" (3.35m x 1.73m) with fitted work surface having inset circular sink, wall mounted cupboards over, room and plumbing for automatic washing machine and tumble dryer, power points and stable door to rear of property.

FAMILY ROOM 26' x 13' 10" (7.92m x 4.22m) a most appealing room with picture window giving views over rear garden having feature electric fire, wood effect flooring, television aerial point, ceiling spot lights, telephone point, radiator, power points and door to:



Family Room

LOUNGE 13' 11" x 17' 11" (4.24m x 5.46m) over looking the front garden and having open fire place with timber surround and tiled hearth, coving, television aerial point, two radiators, wood effect flooring, wall lighting and power points.



Lounge

MASTER BEDROOM 16' 5" x 16' 1" (5m x 4.9m) with UPVC patio door opening to rear garden and having television aerial point, power point, radiator, ceiling spot lights and door to: **EN-SUITE** 13' 11" x 9' 3" (4.24m x 2.82m) having a white suite consisting of bath, tiled shower cubicle, low level W.C., and pedestal wash hand basin with shaver point to one side. There is wood effect flooring, ceiling spotlights, radiator and Built-in Cupboard with ample storage space.

BEDROOM 2 14' 3" x 11' 2" (4.34m x 3.4m) over looking the front garden and having Built-in wardrobe, picture rail, wood effect floor, radiator and power points.

BEDROOM 3 11' 11" x 11' 2" (3.63m x 3.4m) again with front garden aspect with radiator and power points.



Master Bedroom



Bedroom 3



En-Suite



Bedroom 2

BEDROOM 4 8' 9" x 8' 6" (2.67m x 2.59m) having skylight, wood effect flooring, radiator and power points.

FAMILY BATHROOM having panel bath with shower over, pedestal wash hand basin, low level W.C., tiled flooring, ceiling spot lights and heated towel rail.

OUTSIDE the property is approached over a concrete driveway leading to gravelled turning area leading to **DETACHED DOUBLE GARAGE** 20' x 20' (6.1m x 6.1m) with electric roller door, power and strip lighting. There is further **GARAGE** adjoining the property with up and over door, power and lighting. The remaining front garden has a wide variety of mature plants and trees to borders. The enclosed rear garden is predominantly laid to lawn with mature plants and shrubs to borders, decked seating area off the family room, further garden seating area and Timber Garden Shed.



Rear Garden



Rear Garden



THESE PARTICULARS WERE PREPARED IN APRIL 2011

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.
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Primary Web Sites: www.robert-bell.org www.rightmove.co.uk

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Property Reference: WO012350 /OM5



Chartered Surveyors, Auctioneers, Land & Estate Agents

