



The Errol

Gleneagles Drive, Woodhall Spa, Lincolnshire LN10

Plot 7 £304,995 & Plot 8 £309,995

NEW BUILD

BELL

The Errol is a three-bedroom semi-detached house which would ideally suit a couple or a young family moving up the housing ladder.

The entrance hallway leads into the living room with space to relax which flows through to the light and airy dining kitchen with French doors out to the private rear garden. A guest cloakroom and handy storage cupboard complete the ground floor.

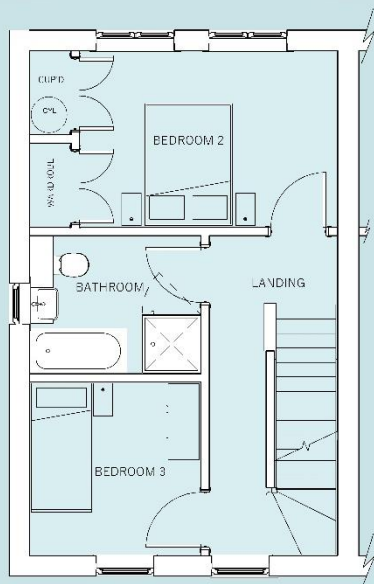
On the first floor a well-proportioned bedroom with generous fitted wardrobes is ideal for guest, along with the family bathroom having separate shower cubicle and bath and a further bedroom, perfect for use as a study or nursery.

The generous sized master bedroom with en-suite shower room and fitted wardrobes enjoys appealing seclusion on the top floor.

WHY BUY NEW? New homes are built to the very latest Building Regulations, making them more energy efficient with modern heating systems and higher levels of insulation. Homes built today can be up to 50% more efficient than a property built in the early 1980s. Less maintenance, being brand new, your home will not need modernising or re-decorating for some time. The doors and windows will only require cleaning as maintenance. First use, everything is clean, unused and new! No greasy kitchen units, no tobacco smells or damaged fixtures and fittings. You do not have to live with the previous occupant's taste or DIY disasters. Simplified buying process, end of chain, flexibility with new build. Warranty, insurance providing reassurance and peace of mind for ten years.

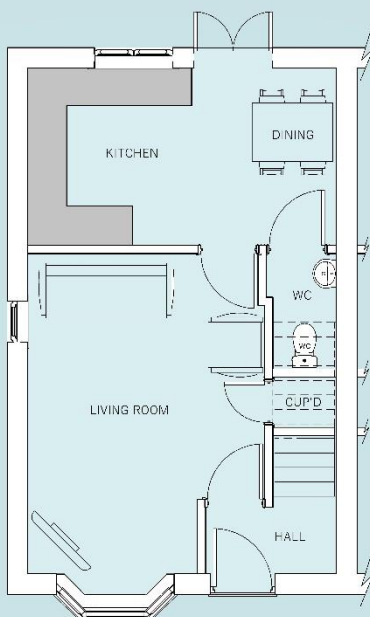
Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies 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.

The Errol, Gleneagles Drive, Woodhall Spa LN10



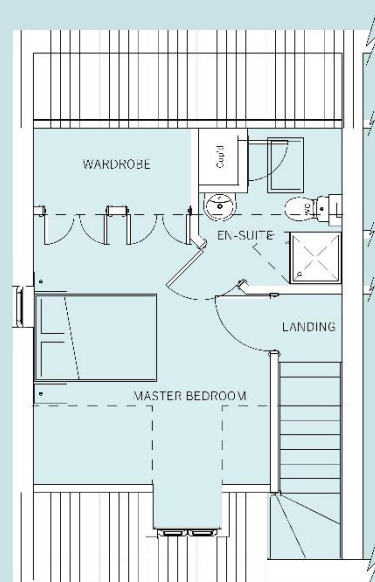
First floor

Bedroom 2	3870 x 2750 (exc wardrobe) 13'1" x 9'11"
Bedroom 3	2640 x 2700mm 8'8" x 8'10"
Bathroom	2640 x 2150mm 8'8" x 7'0"



Ground floor

Kitchen & Dining	4750 x 2750 15'6" x 9'0"
Living Room	3650 x 4950mm max 11'11" x 16'2"
Guest Cloakroom	1000 x 1800mm 3'3" x 5'10"



Second floor

Master Bedroom	3650 x 4168mm (exc wardrobe) 11'11" x 13'8"
En-suite	2225 x 2450mm max 7'3" x 8'0"

East Lindsey District Council

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
Tel: 01526 353333
Email: woodhallspa@robert-bell.org
Website: <http://www.robert-bell.org>

Brochure prepared 16.12.2024

This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of an individual property. It shows a typical Broadgate home of this type, but external materials and landscaping may vary throughout the development and from site to site. Certain windows are subject to plot position on site. Properties may also be built handed (mirror image). The floor plans depict a typical layout of this house type. All dimensions are + or - 50mm and floor plans are not shown to scale. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences always consult your Sales Negotiator.



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



www.robert-bell.org

