



3 Gorse Close
Woodhall Spa, Lincoln, Lincolnshire LN10 6YA

£350,000
NO ONWARD CHAIN

BELL



3 Gorse Close

Woodhall Spa, Lincolnshire LN10 6YA

Lincoln – 19 miles

Grantham – 33 miles

Boston – 18 miles

(Distances are approximate)

A two bedroom detached bungalow pleasantly situated within the highly desirable Woodland Drive area. Internally the property is enhanced by lounge diner overlooking the rear garden, ensuite to main bedroom and stylish fitted kitchen. Outside there is off street parking, garage and attractive mature gardens. The shopping, social and educational facilities of this most sought after Lincolnshire village are all within easy walking distance.

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 to the property is gained through a uPVC door to:

Porch

With lighting and glazed panel door to:

Entrance Hall

With built-in airing cupboard, wood effect flooring, coved ceiling, telephone point, radiator, power point and doors to accommodation including:



**Lounge Diner 14' 1" x 24' 0" (4.29m x 7.31m)
maximum dimensions**

An L-shaped room overlooking the rear garden through sliding patio door, with wall-mounted electric fire, coved ceiling, two radiators, television aerial point, power points and serving hatch to kitchen.

Breakfast Kitchen 11' 10" x 8' 11" (3.60m x 2.72m)

With a side aspect and having a stylish range of fitted units including stainless steel single drainer inset to ample worksurface over matching base units including breakfast bar to one end and space for dishwasher. There is a four ring electric hob over electric oven, wall mounted cupboards above and filter hood over the hob. There are coved ceilings, radiator, power points, serving hatch to lounge/diner and uPVC door to rear of property.

Bedroom 1 12' 0" x 11' 10" (3.65m x 3.60m)

With front aspect and having coved ceiling, radiator, power point and door to **En-Suite** with a suite comprising tiled shower cubicle, wash hand basin over vanity cupboard and low-level WC. There is appropriate wall tiling, coved ceiling and heated towel rail.

Bedroom 2 14' 2" x 11' 7" (4.31m x 3.53m)

With front aspect, coved ceiling, radiator, television aerial point and power point.

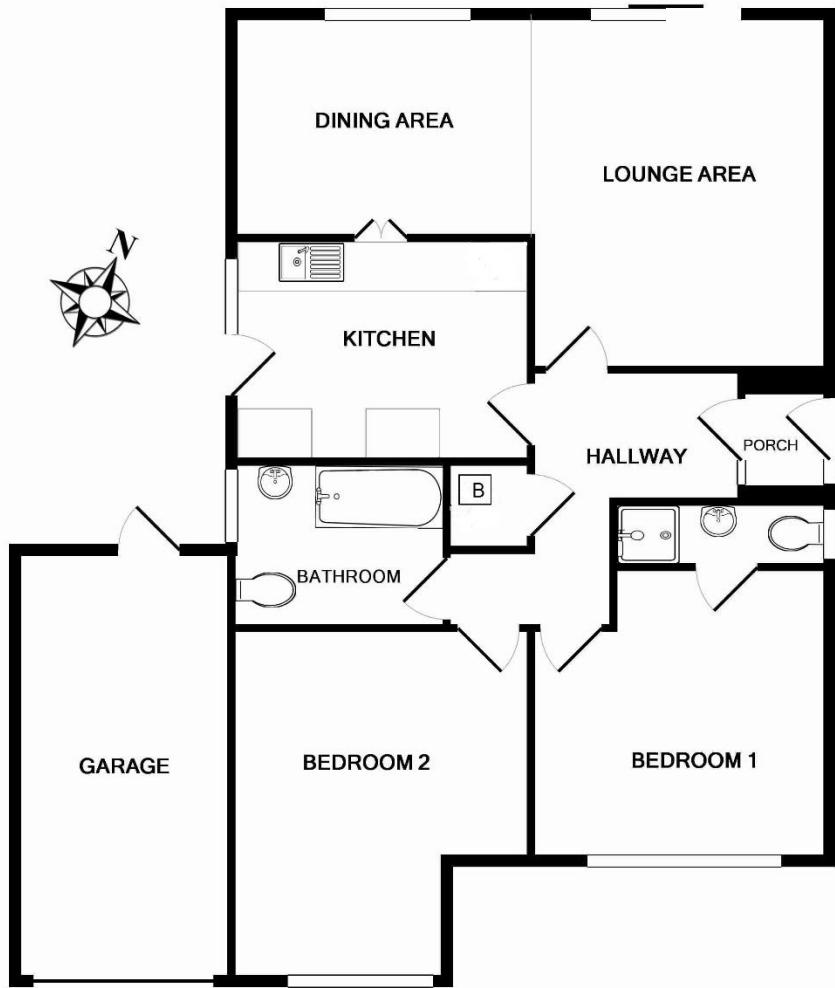
Bathroom 8' 5" x 6' 7" (2.56m x 2.01m)

With a white suite comprising 'P' shaped panelled bath having shower over, wash hand basin over vanity unit and low-level WC. There are coved ceilings, heated towel rail, wall mounted vanity mirror with motion sensor and integrated shaver socket.

Outside

The property is approached over a gravelled driveway providing parking, and leads to **Garage 17' 7" x 8' 6" (5.36m x 2.59m)** with up-and-over door, power, lighting, service door to rear, access to loft space with loft ladder being partially boarded with lighting and insulation. The remaining front garden is mostly laid to lawn with a variety of ornamental plants and shrubs to borders. The rear garden is mostly laid to lawn with an extensive variety of mature plants and trees to borders and paved patio area off the lounge diner. To side of property there is a paved patio area off the kitchen.





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East Lindsey District Council – Tax band: D
 Energy Performance Certificate - D

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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