



Windsway

Langrick Road, New York, Lincolnshire LN4 4YD





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Lincoln – 25 miles

Grantham – 34 miles with East Coast rail link to London

Boston – 10 miles

Woodhall Spa - 7 miles

(Distances are approximate)

A well-presented and surprisingly spacious detached bungalow providing a wide range of accommodation including three bedrooms (two being able to fit a king sized bed and bedroom 3 fitting a double bed), two reception rooms, breakfast kitchen and en-suite to main bedroom. Externally the property is set well back from the passing road and is further enhanced by ample parking for numerous vehicles, large integral garage housing the oil-fired central heating boiler and enclosed rear garden with stunning views over the famous Lincolnshire countryside. There is also the option of purchasing an extra quarter acre land (sts) by separate negotiation. The shopping, social and educational facilities can be found within the nearby villages of Coningsby and Tattershall and Woodhall Spa and the larger Georgian market town of Boston is a short drive away. A viewing is highly recommended to full appreciate the accommodation and setting on offer.



ACCOMMODATION

Storm Porch with uPVC door leading to:

Spacious Reception Hall with built-in double airing cupboard, built-in cloaks cupboard, coved ceilings, ceiling spot lights and doors to accommodation including:



Breakfast Kitchen [15' x 9'7" (4.57m x 2.92m)] with garden aspect; a range of fitted units comprising one and a half bowl sink unit inset to ample work surface over base units, integral 'Miele' dishwasher and waist height double oven. Four ring gas hob with filter hood and wall mounted cupboard above with downlighting. To the opposite side there is further fitted work surface extending to provide a breakfast bar, over base units with wall mounted cupboards above also with downlighting. Archway to the dining room and door to:

Utility Room [11'4" x 5'3" (3.45m x 1.60m)] with garden aspect; having stainless steel sink and drainer inset to work surface over base unit, space and plumbing for washing machine. Coved ceiling, uPVC door to rear garden and service door to the garage.

Dining Room [12'9" x 10'7" (3.88m x 3.22m)] with pleasing views over the rear garden and open countryside beyond; glazed panel double doors to:

Lounge [14'9" x 12'10" (4.49m x 3.91m)] a dual aspect room including views over the rear garden; having gas coal effect fire set to decorative surround, coved ceiling, lights to dimmer switch, TV point and glazed panel door returning to reception hall.

Bedroom 1 [13'5" x 11' (4.09m x 3.35m)] with front aspect; having coved ceiling and door to **En-Suite** comprising shower cubicle, wash hand basin over vanity cupboard and close coupled WC. Two wall mounted vanity units each side of fitted mirror with downlighting and extractor fan.

Bedroom 2 [12'8" including wardrobe space x 9'9" (3.86m x 2.97m)] with front aspect; having built-in double wardrobe and coved ceiling.

Bedroom 3 [8'11" x 8'10" (2.72m x 2.69m)] with side aspect; having built-in double wardrobe and coved ceiling.

Bathroom with a suite comprising panelled bath with shower over, wash hand basin over vanity cupboard, and close coupled WC. Two wall mounted vanity cupboards each side of mirror with downlighting.



OUTSIDE

The property is approached over a gravel driveway providing ample parking for numerous vehicles, turning area and access to the **Integral Garage** [18'x 11' (5.48m x 3.35m)] with electric roller door power, lighting and service door into the property. The remaining front garden is laid to lawn. The enclosed rear garden is predominantly laid to lawn with paved patio area.

ENERGY PERFORMANCE RATING: 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, 19 Station Road, Woodhall Spa. LN10 6QL

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Brochure prepared 9.10.20



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