



## Churchill Drive, Martin Dales, Woodhall Spa, LN10 6XX

- BRAND NEW 2022 with TEN year WARRANTY, 365 day residential, TWO DOUBLE bedrooms (and a DRESSING room), TWO modern bath/shower rooms, TWO receptions, DETACHED property
- NO 'upward CHAIN', PETS are ALLOWED including dogs, at site owners discretion, ONLY a council tax BAND 'A'
- VAULTED CEILING dual aspect LOUNGE and DINING ROOM also with VAULTED ceiling and having AIR CONDITIONER, open plan to kitchen and FRENCH doors to gardens
- MODERN en-suite SHOWER room having DOUBLE width shower with glass sliding door, MODERN BATHROOM having shelving, mirror over pedestal basin, shaver point etc
- IMMACULATELY PRESENTED, in hamlet with a pub less than 2 miles from centre of VERY DESIRABLE Woodhall Spa, home of the National Golf Centre, Jubilee Park and amenities
- BLOCK paved DRIVE that may be extended to TANDEM LENGTH, FRONT, SIDE and REAR low maintenance GARDENS including FULLY ENCLOSED, double fronted METAL SHED with light and power
- MODERN soft closure fitted KITCHEN including EXTENSIVE range of BUILT IN APPLIANCES: fridge freezer, slimline dishwasher, washing machine, stainless steel gas hob, fan assisted oven
- MASTER BEDROOM with DRESSING ROOM having open shelving and hanging rails, SECOND double BEDROOM having built in full height TRIPLE WARDROBE and 2 x bedside cabinets

**Guide Price £135,000**





# Churchill Drive, Martin Dales, Woodhall Spa, LN10 6XX

## DESCRIPTION

Brand new 2022 with a 10 year warranty, 365 day residential, this is a 2 double bedroom (and a dressing room), 2 modern bath/shower room, 2 reception, open plan detached property, immaculately presented, with block paved drive (that may be extended to tandem length), front, side and rear low maintenance gardens including fully enclosed, double fronted metal shed with light and power and secure pedestrian access to both sides of the property. This is only a council tax band 'A', situated in the Tingdene select Kirkstead Bridge Park small site for owners over 45 years of age that allows pets including dogs at the site owners discretion, in a hamlet with a pub and it is less than 2 miles from the centre of the very desirable Woodhall Spa, home of the National Golf Centre.

This is a superb and spacious, 40ft x 20ft double width Tingdene 'Hayden' bespoke home with 10 year warranty, that also benefits from UPVC double glazing including French doors, composite front door, gas central heating, air conditioner, PVC soffits and fascias, external lighting, water and power supplies, and included are thermal curtains, day/night blinds.

The property consists of entrance with built in cloaks cupboard, vaulted ceiling dual aspect lounge (having feature fireplace with an inset remote controlled log living flame effect electric fire), dining room (also with vaulted ceiling and having an air conditioner), open plan to the modern fitted kitchen (that includes an extensive range of built in appliances: fridge freezer, slimline dishwasher, washing machine, stainless steel 4 ring gas hob, stainless steel style splash back, electric fan assisted oven with LCD display), hall, master bedroom having both en-suite dressing room (with open shelving and hanging rails) and shower room (having double width shower with glass sliding door), second double bedroom (having built-in full height triple wardrobe), and the modern bathroom (having shelving, mirror, shaver point etc).







# Kirkstead Bridge Park, Martin Dales, Woodhall Spa, LN10

Approximate Area = 746 sq ft / 69.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1263544

## Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.