



St. Leonards Close, Woodhall Spa

- THREE bedroom, THREE reception detached HOUSE, NO 'upward CHAIN'
- DETACHED GARAGE (having light and power) and PARKING including SECURE
- Fitted KITCHEN, upstairs MODERN SHOWER WET room and downstairs W.C.
- Mains gas CENTRAL HEATING with a REPLACED Worcester BOILER that is serviced annually
- SECLUDED, fully enclosed rear GARDEN with REPLACED fencing to both sides
- LARGER than average PLOT, fanning out to GENEREOUS secluded rear GARDEN and PATIOS
- 270 sq ft LOUNGE DINER and TWO CONSERVATORIES (both having light, central heating and power)
- BUILT IN furniture to all three bedrooms
- UPVC double glazed including patio and external doors
- Cul-de-sac LOCATION, CONVENIENT for CENTRE of VERY DESIRABLE, WELL SERVICED historic VILLAGE

Price £240,000



St. Leonards Close, Woodhall Spa

DESCRIPTION

Three bedroom, three reception detached house and a detached garage, on larger than average plot, fanning out to a generous secluded rear garden and extensive patios, all in a cul-de-sac location convenient for the centre of the desirable well serviced historic village of Woodhall Spa, home of the National Golf Centre and there is NO 'upward CHAIN'.

The property consists of enclosed entrance lobby and hall, generous 270 sq ft open plan lounge diner, two conservatories (both having light, central heating and power), fitted kitchen, downstairs W.C, landing, modern shower wet room (former bathroom), master, second double and third bedrooms (all with extensive range of built in furniture).

Outside there is a paved frontage with border of established plants and shrubs and tandem drive to the secure parking to the detached garage (having light and power). The secluded rear, fully enclosed by wooden fencing (replaced new on both sides within the last year), fans out to a generous size, having garden laid to lawn, an established range of plants, shrubs and trees, extensive paved patios, pond, metal and wooden sheds, greenhouse and pergola covered BBQ area.

It also benefits from UPVC double glazing including patio and external doors, mains gas central heating with a replaced Worcester boiler that is serviced annually, 2021 replaced garden fencing to both sides, and the property is offered freehold.

The very desirable tree lined large village of Woodhall Spa, offers many amenities including a range of shops, supermarket, restaurants, cinema, schools, doctors and dentist surgeries, leisure facilities, primary and independent schools and is home of the National Golf Centre, possibly one of the best inland golf courses in Britain. The historic market town of Horncastle, gateway to the Lincolnshire Wolds, a designated area of Outstanding Natural Beauty, is 7.3 miles away and the historic City of Lincoln and the east coast with fantastic beaches both lie within driving distances.

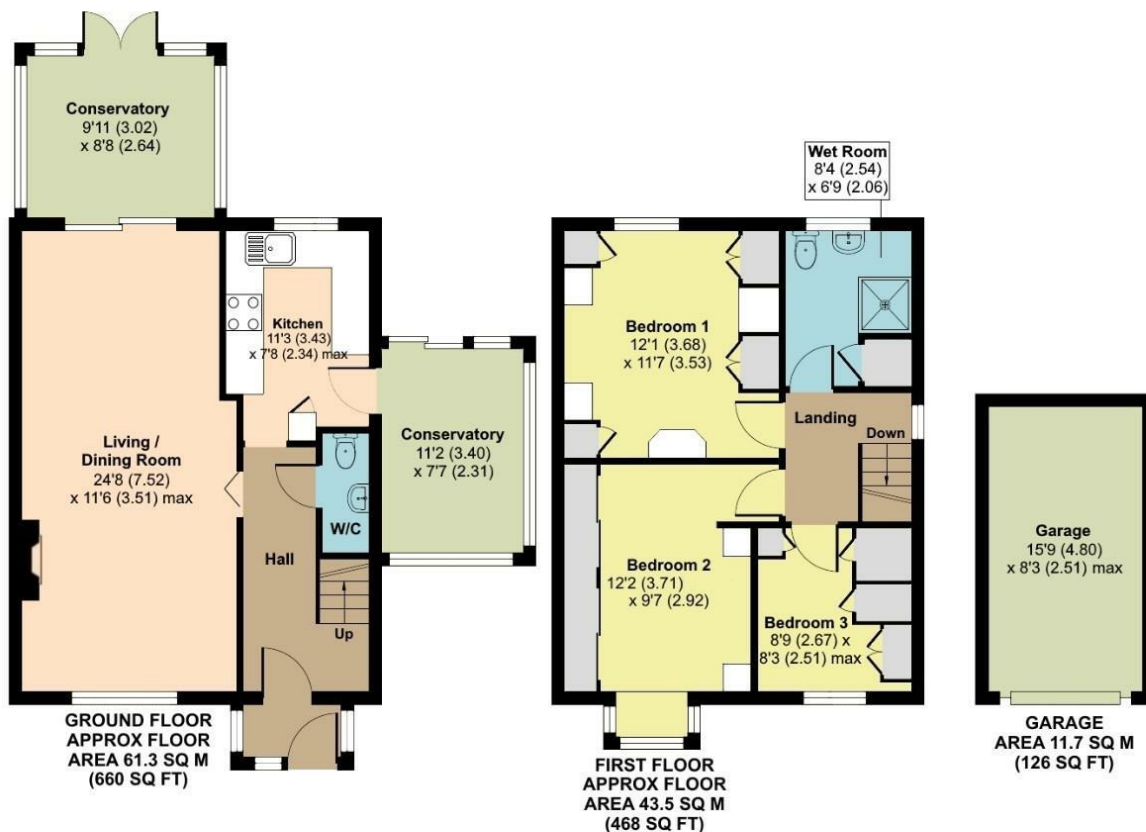




St. Leonards Close, Woodhall Spa, LN10

Approximate Area = 1254 sq ft / 116.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Hunters Property Group. REF: 932441

Viewing

Please contact our Hunters Horncastle Office on 01507 524910 if you wish to arrange a viewing appointment for this property or require further information.

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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			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.

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