



Witham Road, Woodhall Spa

- REURBISHED and GENEROUS 1,600 sq ft GEORGIAN house
- 0.2 ACRE plot (sts) with SECLUDED garden
- PERIOD features, LOUNGE, DINING and GARDEN rooms
- NEW 105 sq ft BATH and SHOWER room with roll top bath
- UPVC double glazed, NEW composite front door
- THREE DOUBLE bedrooms (formerly four), THREE receptions
- GARAGE workshop, EXTENSIVE PARKING incl for CARAVAN
- NEW KITCHEN LIVING room incl wood burner, range cooker
- TWO NEW wood BURNERS, Gas CENTRAL HEATING
- CONVENIENT for DESIRABLE, well serviced village centre

Guide Price £375,000

HUNTERS®

HERE TO GET *you* THERE

Witham Road, Woodhall Spa

DESCRIPTION

Refurbished and generous 1,600 sq ft Georgian three double bedroom (former four bedroom), three reception, new kitchen living room, new bath and shower room, semi-detached Georgian period house, that has been renovated to a very high standard to provide modern comfortable living yet retaining period charms, all on a large 0.2 acre plot (sts) with a garage workshop and extensive off road parking including for caravan, in a convenient location for the centre of the sought after well serviced historic village of Woodhall Spa, home of the National Golf Centre,

The property consists of entrance lobby and hall, lounge with bay window, feature fireplace with wood burner and French doors to the dining room that also has a bay window, kitchen living room (two former rooms made into one) with new soft closure fitted kitchen including range cooker and appliances as well as also having a bay window and feature fireplace with wood burner, landing with built in cupboard, very large new bath and shower room, store room, master bedroom with feature fireplace, second and third double bedrooms.

Also outside there is extensive off road parking including for caravan, the detached garage workshop with power, attached new garden room with light and power and very generous fully enclosed rear garden.

The property also benefits from UPVC double glazing including external rear door, new composite front door, extensive re-plastering, new brown coloured wood burners in the lounge and kitchen living rooms, mains gas central heating with Worcester boiler, new brushed steel light switches and electrical power sockets, new carpets and flooring throughout, damp proofing, new garden room and fencing, external lighting and security alarm system.

Period features include generous floor to ceiling heights, cornicing, ceiling roses, period balustrading, internal doors and deep skirting.

The very desirable tree lined large village of Woodhall Spa, offers many amenities including a range of shops,





Witham Road, Woodhall Spa, LN10



Approximate Area = 1538 sq ft / 142.9 sq m
 Garage = 219 sq ft / 20.3 sq m
 Garden Room = 63 sq ft / 5.9 sq m
 Total = 1820 sq ft / 169.1 sq m
 For identification only - Not to scale



GARAGE
 APPROX FLOOR AREA 20.3 SQ M (219 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2022. Produced for Hunters Property Group. REF: 829714

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.

10 East Street, Horncastle, LN9 6AZ

Tel: 01507 524910 Email:

horncastle@hunters.com <https://www.hunters.com>



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		85
(81-91)	B		
(69-80)	C		65
(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.

HUNTERS®

HERE TO GET *you* THERE