



Troon Close, , Woodhall Spa, LN10 6UD

- SPACIOUS 1,175 sq ft, detached modern BUNGALOW in DESIRABLE cul-de-sac LOCATION
- SOLAR PANELS x 16 fully paid for, Mains GAS CENTRAL HEATING with previously replaced boiler, UPVC DOUBLE glazing incl 2 pairs FRENCH & external doors, COMPOSITE front door
- SOUTH FACING fully fenced LOW MAINTENANCE rear GARDEN incl extensive paved patio & large shed, Front GARDEN open plan laid to lawn, pedestrian access to both property sides
- UPVC double glazed CONSERVATORY incl FRENCH doors & power
- UTILITY ROOM incl built in pantry, worktop, space/ plumbing for 3 under counter appliances etc
- THREE bedrooms (two doubles and generous third), TWO receptions, BATH & SHOWER room (and a W.C.)
- Integral GARAGE (having light and power), tandem PARKING for 2 CARS on gravelled DRIVE
- LOUNGE with FEATURE fireplace (having decorative wooden surround, marble background & hearth, inset coal effect gas fire)
- KITCHEN DINER incl soft close cupboards, ceramic sink, built in oven & gas hob, space/ plumbing for 2 under counter appliances, space for table & chairs etc
- BATH & SHOWER ROOM incl panelled bath, fully tiled shower cubicle with glass pivot door, pedestal hand basin, shaver point, toilet, and there is a W.C.

Price £325,000



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DESCRIPTION

This is a spacious 1,175 sq ft, 3 bedroom (2 doubles and generous third), 2 reception, kitchen diner, utility room, bath & shower room (and a W.C.), detached modern bungalow, with integral garage (having light and power), tandem parking for 2 cars on gravelled drive, and a south facing fully fenced low maintenance rear garden (incl extensive paved patio & large shed) with access on both property sides to the open plan laid to lawn front garden, all in a sought after cul-de-sac location, near the centre of the very desirable well serviced large village of Woodhall Spa, home of the National Golf Centre.

It also benefits from solar panels x 16 fully paid for, UPVC double glazing incl light oak coloured, 2 pairs of French doors & external door, composite front door, mains gas central heating with previously replaced boiler, external light & water tap.

The property consists of entrance hall (with 2 recesses and a built in cupboard), lounge (with feature fireplace having decorative wooden surround, marble background & hearth, inset coal effect gas fire), UPVC double glazed conservatory (incl French doors & power), kitchen diner (incl soft close cupboards, ceramic sink, built in oven & gas hob, space/ plumbing for 2 under counter appliances, space for table & chairs etc), utility room (incl built in pantry, worktop, space/ plumbing for 3 under counter appliances etc), bath & shower room (incl panelled bath, fully tiled shower cubicle with glass pivot door, pedestal hand basin, shaver point and a toilet), W.C. and the 3 bedrooms (the master bedroom having suite of built in full height furniture, and bedroom 3 having French doors to the conservatory).

The very desirable tree lined large village of Woodhall Spa, offers many amenities incl a range of shops, supermarket, restaurants, cinema, schools, doctors and dentist surgeries, leisure facilities, primary & independent schools and home of the National Golf Centre, possibly one of the best inland golf courses in Britain.





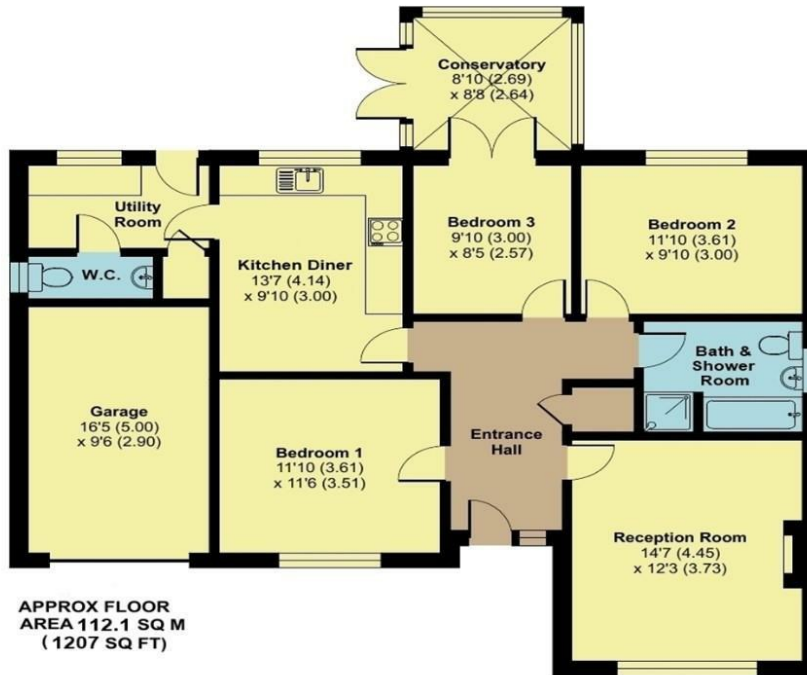
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Approximate Area = 1050 sq ft / 97.5 sq m

Garage = 157 sq ft / 14.6 sq m

Total = 1207 sq ft / 112.1 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). © ncheom 2025. Produced for Hunters Property Group. REF: 1375850

Viewings

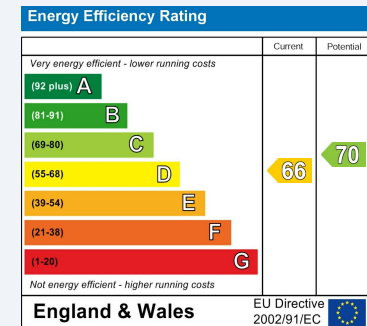
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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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