



Kirkstead Bridge Park, Martin Dales, Woodhall Spa, LN10 6XX

- SUPERB, VERY SPACIOUS, 48ft x 20ft double width, THREE bedrooms, TWO shower rooms, TWO receptions, DETACHED property
- IMMACULATE PRESENTED having NO 'upward CHAIN', in hamlet with a pub less than 2 miles from centre of very desirable Woodhall Spa
- FRONT, SIDE and REAR low maintenance GARDENS including TWO paved PATIOS and REAR/sides FULLY ENCLOSED
- MODERN fitted and refurbished KITCHEN BREAKFAST ROOM and UTILITY rooms including extensive range of built in appliances, soft closure units and solid oak worktops
- Detached 21 ft 6 in GARAGE WORKSHOP (with light, power, window and pedestrian door to garden), and EXTENSIVE new 46ft length resin style DRIVE
- PETS are ALLOWED including dogs, at site owners discretion, ONLY a council tax BAND 'A'
- GENEROUS dual aspect bow windows LOUNGE and separate DINING ROOM open plan to kitchen breakfast room
- TWO modern fully tiled and refurbished SHOWER rooms including EN-SUITE, both having frame-less walk-in showers

Price £120,000

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Kirkstead Bridge Park, Martin Dales, Woodhall Spa, LN10 6XX - Price £120,000

DESCRIPTION

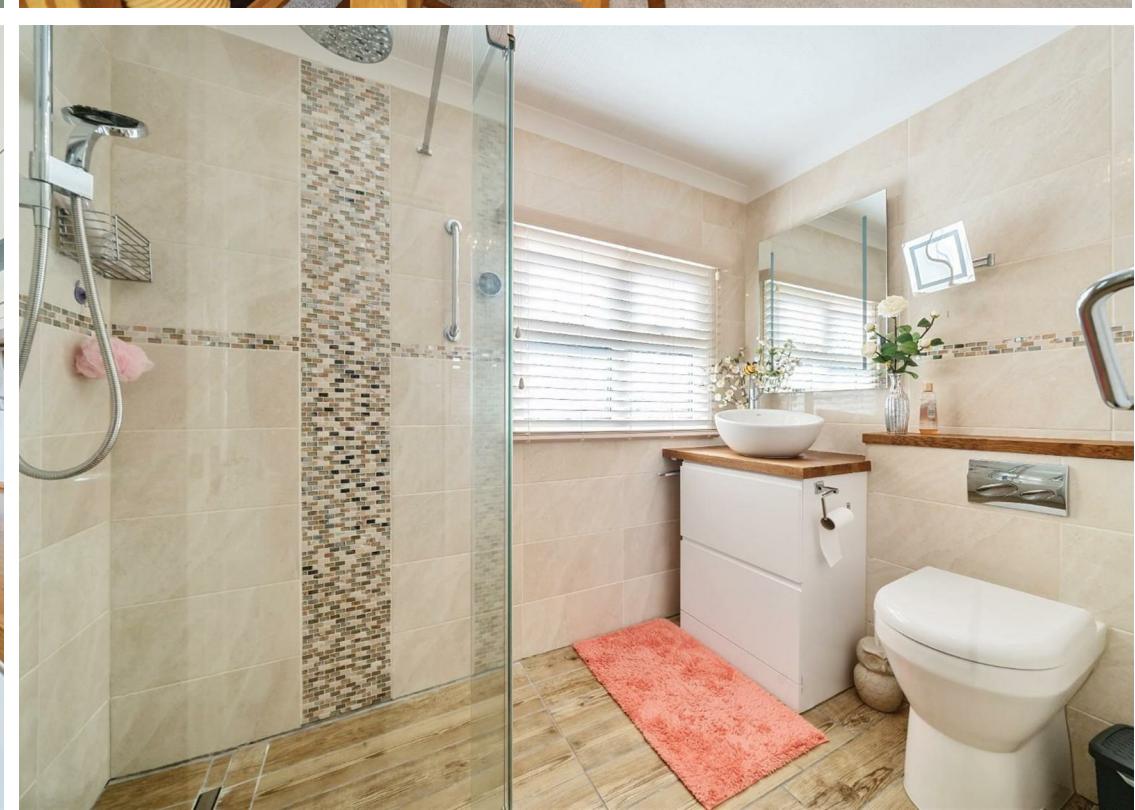
Very spacious 48ft x 20ft double width, two receptions, two modern shower rooms, three bedrooms (two doubles and generous single), detached property, immaculately presented, with a detached 21ft 6in garage workshop (having light, power, window and pedestrian door to garden), extensive new 46ft length resin style drive, front, side and rear low maintenance gardens including two paved patios and rear/sides fully enclosed, and is only a council tax band 'A', all 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, and there is NO 'upward CHAIN'.

This is a Homeseeker 'Cotswold' 48 x 20 ft bespoke home, that also benefits from UPVC double glazing including external doors, gas central heating with Worcester replaced boiler, external lighting and two external water taps, included are light fittings, curtains, blinds, flooring and carpeting, and is only a council tax band 'A'.

The property consists of generous hall with 3 built in cupboards and access to loft, generous lounge dual aspect including 3 bow windows and a feature fireplace, dining room with bow window and open plan to modern fitted kitchen breakfast room (including AEG fan assisted oven and combination microwave, built in fridge freezer, new Indesit dishwasher, soft closure units and solid oak worktops), utility room (with solid oak worktops and space/plumbing for two appliances), modern fully tiled shower room and en-suite, both having frame-less walk-in showers, master bedroom having both en-suite dressing room and shower room, second double bedroom having two built-in double wardrobes, and the third generous single bedroom currently used as an office.

Situated in a hamlet with it's own public house that serves meals, is less than two miles away and on a bus route to the centre of the very desirable tree lined resort of Woodhall Spa whose amenities include the National Golf Centre and a range of shops.

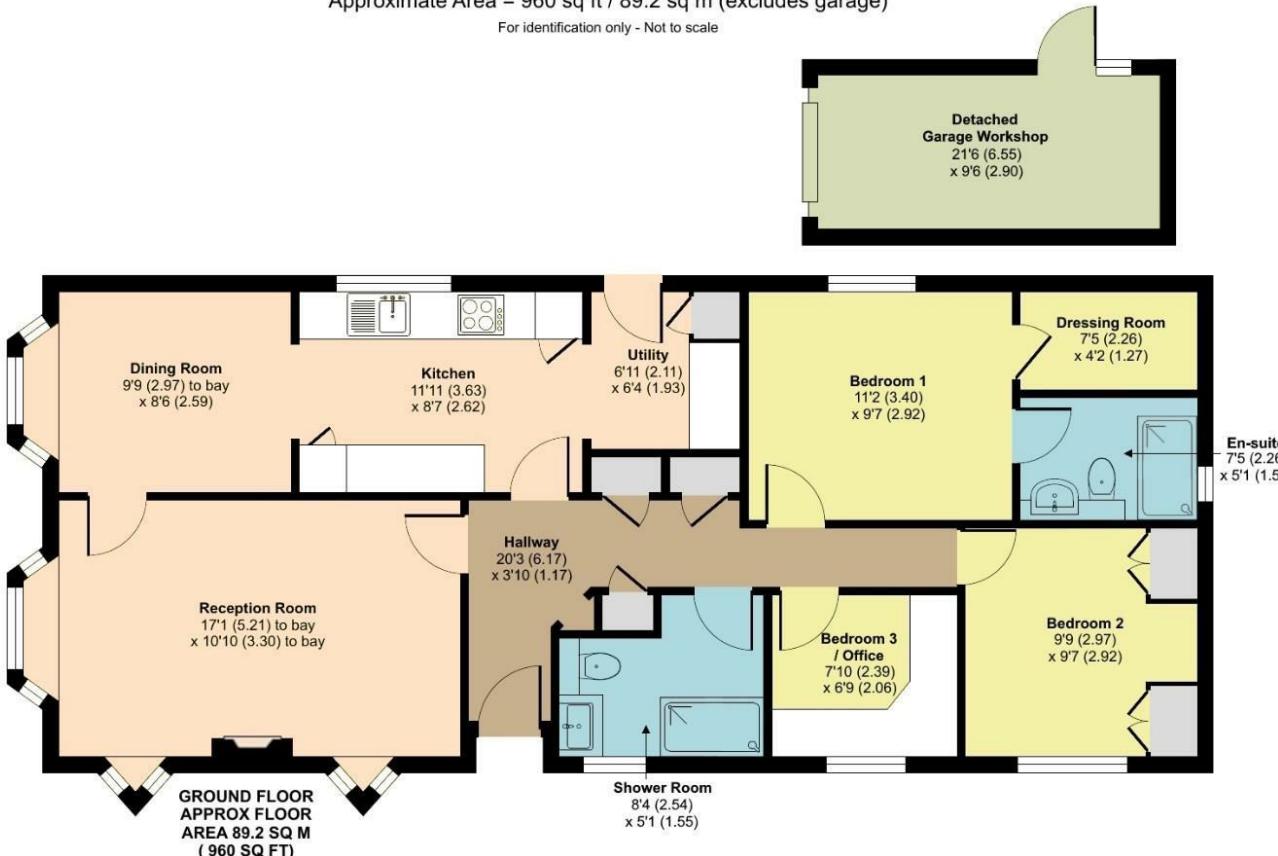




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Approximate Area = 960 sq ft / 89.2 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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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.

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.

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