



Canterbury Close, Woodhall Spa, , LN10 6GA

- Very well presented, TWO DOUBLE bedroom detached MODERN BUNGALOW with NO 'upward CHAIN'
- FRONT, SIDE and fully enclosed REAR GARDENS including electric retractable AWNING over paved PATIO and there is a shed
- MODERN soft closure KITCHEN BREAKFAST room including Siemens oven, ceramic hob and dishwasher, window overlooking garden and door to side garden
- TWO DOUBLE bedrooms, master having a suite of built in wardrobes/furniture
- Mains gas CENTRAL HEATING with annually serviced Worcester boiler
- Attached GARAGE (having remote controlled vehicular door, UPVC double glazed pedestrian door to rear garden, light and power), and an EXTENSIVE DRIVE for PARKING 3 CARS in tandem
- LOUNGE DINER with feature fireplace and having FRENCH doors to patio and rear garden
- Spacious BATH and SHOWER ROOM
- UPVC double glazed including FRENCH and external doors, UPVC soffits and fascias
- Edge of very DESIRABLE, WELL SERVICED large village of Woodhall Spa, home of the National Golf Centre

Price £240,000



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DESCRIPTION

This is a very well presented, two double bedroom detached modern bungalow with an attached garage (having remote controlled vehicular door, UPVC double glazed pedestrian door to rear garden, light and power), extensive drive for parking three cars in tandem, front, side and fully enclosed rear gardens (including electric retractable awning over paved patio and there is a shed), all on the edge of the very desirable and well serviced historic large village of Woodhall Spa, home of the National Golf Centre, and there is NO 'upward CHAIN'.

The property consists of entrance hall with two built in cupboards (double and single fronted), lounge with feature fireplace and French doors to rear garden and patio, modern fitted kitchen breakfast room (including built in Siemens stainless steel and glass fronted fan assisted electric oven with grill, and ceramic hob, Siemens dishwasher, units including two corner carousels and display units, window overlooking garden and door to side garden), spacious bath and shower room, two double bedrooms, master bedroom having a suite of built in wardrobes/furniture.

It also benefits from UPVC double glazing including French and external doors, UPVC soffits and fascias, mains gas central heating with annually serviced Worcester boiler, external lighting and water supply, and is offered freehold.

This is in a sought after location to the edge of the very desirable tree lined large village of Woodhall Spa, that offers many amenities including a range of shops, supermarket, restaurants, cinema, schools, doctors and dentist surgeries, leisure facilities, primary and independent schools and 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 4.7 miles away and the historic City of Lincoln and the east coast with fantastic beaches both lie within driving distances.

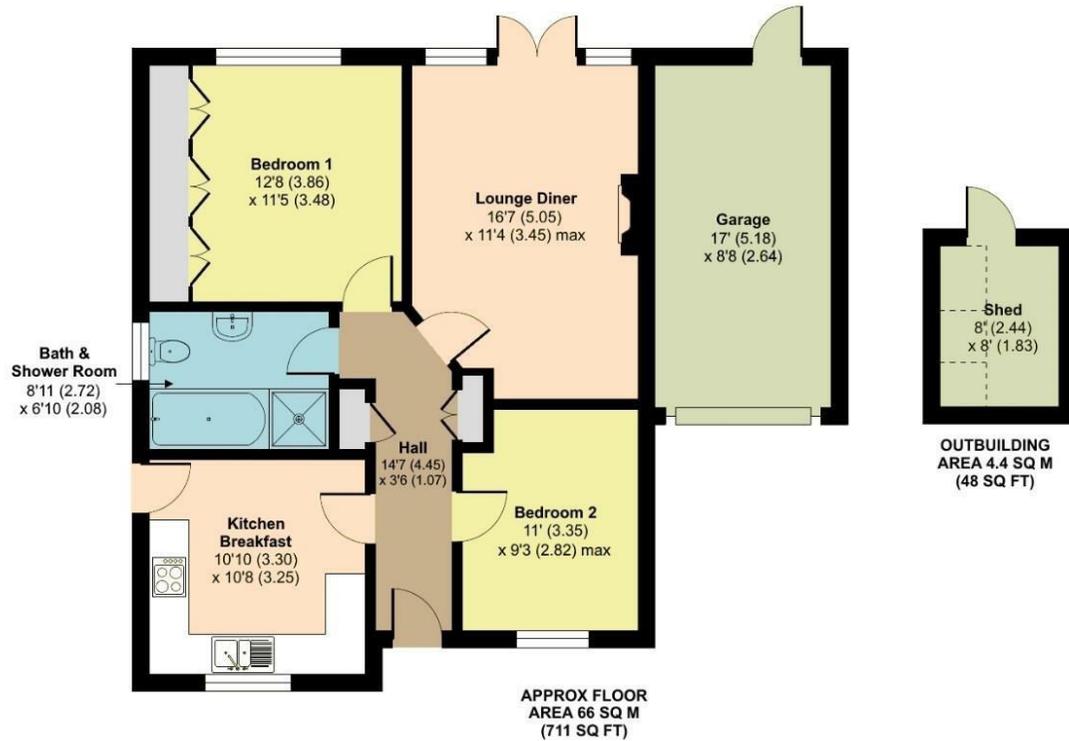




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Approximate Area = 711 sq ft / 66 sq m
 Garage = 150 sq ft / 13.9 sq m
 Outbuilding = 48 sq ft / 4.4 sq m
 Total = 909 sq ft / 84.3 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1109543

Viewings

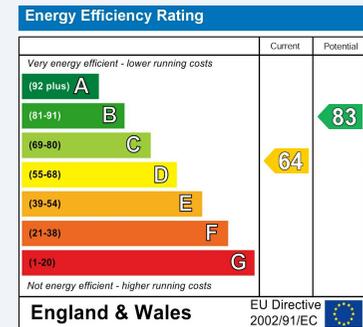
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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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