



## Tattershall Road, Woodhall Spa

- BRAND NEW THREE bedroom, TWO bathroom, TWO reception detached traditional style HOUSE
- Bright LOUNGE overlooking front garden, open plan DINING ROOM with FRENCH doors off to rear garden
- Family BATHROOM, EN-SUITE SHOWER room and downstairs W.C.
- SOLAR PANELS, carpets and flooring included
- SOUGHT AFTER location of the VERY DESIRABLE and well serviced large village of Woodhall Spa, home of the NATIONAL GOLF CENTRE
- GARAGE with off road PARKING, Front and rear GARDENS including TURFED
- MODERN fitted KITCHEN with integrated APPLIANCES, open plan to the dining room
- MASTER bedroom has fitted WARDROBES and EN-SUITE
- INCENTIVES AVAILABLE, please ask for further details

**£309,995**

**HUNTERS®**

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# Tattershall Road, Woodhall Spa

## DESCRIPTION

Brand new three bedroom, two bathroom, two reception detached house with garage and off road parking, front and rear gardens including turfed, solar panels, integrated appliances, carpets and flooring included, incentives available (just ask for further details) in a luxury new development in a sought after location within the very desirable tree lined large village of Woodhall Spa, home of the National Golf Centre.

When you decide to move to a new Rippon home, you will have the opportunity to personalise your new home, subject to build. You can concentrate on personalising your new home from an already outstanding specification. However from the moment you walk through the door you will notice that our homes come with many extras as standard: flooring, carpets, turfed rear gardens, heated towel rails, usb points, outside tap and even electric garage doors, not to mention some of the exciting optional extras and upgrades available.

This traditional styled house called the 'Foxton', consists of an entrance hall with downstairs cloakroom and under stairs storage, spacious fitted kitchen/diner with French doors opening to the garden and a bright lounge with window to the front complete the ground floor. Upstairs the master bedroom features fitted wardrobes and an en suite and there are further two bedrooms, and a family bathroom. This delightful home also benefits from storage cupboards to both floors and a single garage with off road parking. Photos are for illustration purposes only.

There is also the Rippon Homes Sales Assist scheme which is a fantastic way to help you sell your existing home, pre-reserve your chosen new home and save you the time, money and hassle of instructing an estate agent. Just ask for details.

Woodhall Spa offers many amenities including a range of shops, supermarket, restaurants, cinema, schools, doctors & dentist surgeries, leisure facilities, primary and independent schools and is the home of the National Golf Centre.

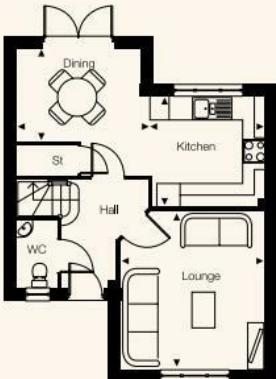




WOODCROOK  
GRANGE



## GROUND FLOOR



## FIRST FLOOR



All room dimensions are shown  $\blacktriangleleft$   $\blacktriangleright$   $\times$   $\blacktriangleup$  (Max) = Maximum dimensions. (Min) = Minimum dimensions. (E/W) = Excluding Wardrobes.

PLEASE NOTE: Whilst every care has been taken to update these layouts, they are only for guidance and marketing purposes. We would advise you to refer to the working drawings with our sales executive prior to reserving your new home to ensure you have the latest, updated information with regards to layout and room dimensions. \*Garages are plot specific please check the specification to your chosen home. \*Garages are plot specific please check the specification to your chosen home.

## 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		
(81-91)	B		
(69-80)	C		
(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.

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