



## Grange Park, , Woodhall Spa, LN10 6UB

- EXCEPTIONALLY SPACIOUS, SUPERB, DETACHED property on a CORNER PLOT in a SELECT SITE, PETS ALLOWED incl dogs, at site owners' discretion, NO 'upward CHAIN'
- Detached GARAGE WORKSHOP (with light, power, space for workbench, and pedestrian metal side door to rear garden), BLOCK paved DRIVE and metal double fronted SHED
- UPVC double glazed incl external doors, HIVE REMOTE controlled gas CENTRAL HEATING
- KITCHEN with range of base and wall units incl built in Indesit stainless steel/glazed fan assisted electric oven and gas hob, filter hood extractor, dishwasher space/plumbing
- TWO DOUBLE bedrooms (including walk-in and built-in wardrobes), TWO REFURBISHED shower rooms, 275 sq ft dual aspect lounge diner and a study! ONLY a council tax band 'A'
- Established WRAP AROUND front & side GARDEN and SOUTH EAST facing, fully fenced & PRIVATE rear GARDEN, low maintenance paved having timber raised beds of plants
- 275sq ft LOUNGE DINER dual aspect incl bow window, 2 ceiling & 4 wall lights, FEATURE fireplace with wooden surround, marble background & hearth and inset fire, STUDY room
- UTILITY ROOM with space/plumbing for washing machine & fridge freezer, worktop and boiler/storage cupboard (with light)

**Price £120,000**





# Grange Park, , Woodhall Spa, LN10 6UB

## DESCRIPTION

Exceptionally spacious, superb, 2 double bedroom (incl walk-in and built-in wardrobes), 2 refurbished shower rooms, 275 sq ft dual aspect lounge diner, and a study, detached home, on a corner plot, with garage workshop (having light, power, space for workbench, and pedestrian metal side door to rear garden), block paved drive, established wrap around front and side garden, and south east, fully fenced, private and low maintenance rear garden with shed, all in a select site where pets, incl dogs, are allowed at the site owners discretion, on the edge of the sought after, well serviced, historic large village of Woodhall Spa, home of the National Golf Centre and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing incl external doors, Hive remote controlled gas central heating, external lighting & water tap, and only a council tax band 'A'.

This beautiful and spacious 46 x 20ft Dean Cottage park home (larger than standard size), with feature exposed ceiling and wall beams, includes front door canopy porch, 'L' shaped entrance hall (with illuminated recessed display arch and built in cupboard having power socket), 275sq ft lounge diner (dual aspect incl bow window, 2 ceiling & 4 wall lights, and feature fireplace), study room, kitchen (incl built in Indesit fan assisted electric oven and gas hob, dishwasher space/plumbing), utility room (with space/plumbing for washing machine & fridge freezer, worktop and boiler/storage cupboard with light).

There is also the shower room (incl triple width shower with glass sliding doors, hand basin in soft close vanity unit), master bedroom (with ceiling & 2 wall lights, chest of 8 drawers) and a walk-in wardrobe (having light, radiator, shelving, hanging rails & chest of 4 drawers), as well as an en-suite shower room (incl corner shower cubicle, shaver point, hand basin in soft close vanity unit), and there is the second double bedroom (incl 2 full height built in double wardrobes & chest of 4 drawers).









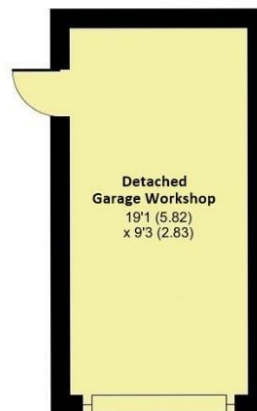
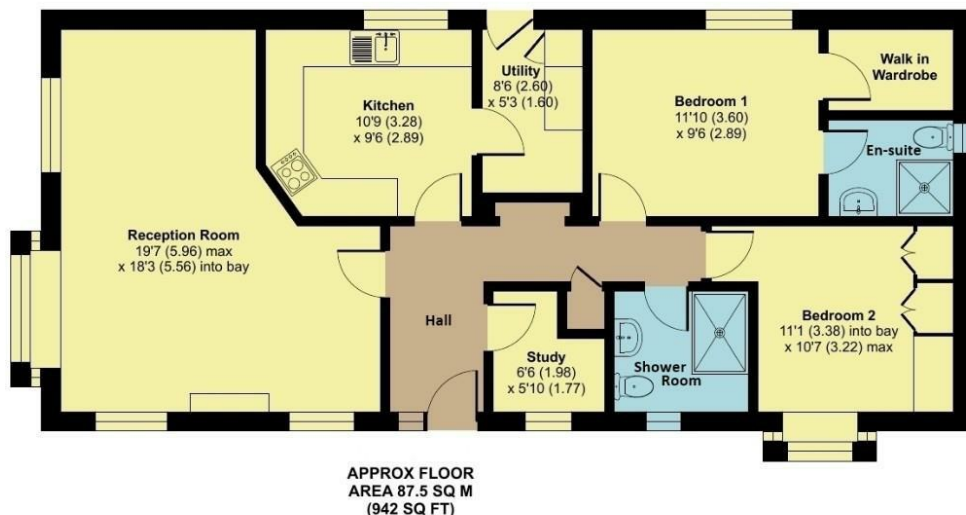
## Grange Park, Woodhall Spa, LN10

Approximate Area = 942 sq ft / 87.5 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1119 sq ft / 103.9 sq m

For identification only - Not to scale



**APPROX FLOOR AREA 16.4 SQ M (177 SQ FT)**

## 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.

### Viewings

Please contact [horncastle@hunters.com](mailto: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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1373935



10 East Street, Horncastle, LN9 6AZ

Tel: 01507 524910 Email: [horncastle@hunters.com](mailto:horncastle@hunters.com) <https://www.hunters.com>

