



Oakwood, 73 Tor-O-Moor Road Woodhall Spa

A well presented detached bungalow situated in an excellent non-estate position within this sought after Lincolnshire village. The spacious and well presented living accommodation briefly comprises of Entrance Porch, Main Reception Hall, Lounge, Fitted Kitchen, Conservatory, WC, Three Bedrooms and Family Bathroom. Outside the property also benefits from well maintained and mature landscaped gardens, in and out dual entrance driveway with private gated access and Detached Garage. The property further benefits from gas central heating and uPVC double glazing and viewing is highly recommended to fully appreciate the position of the property within the village.

Price Guide: £350,000

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29 Silver Street, Lincoln, LN2 1AS

LOCATION

Woodhall Spa is a civil parish and village in the East Lindsey District of Lincolnshire and lies on the southern edge of the Lincolnshire Wolds, approximately 6 miles south west of Horncastle and 15 miles east south east of Lincoln. Woodhall Spa is regarded as one of Lincolnshire's most attractive villages and is famous for its peaceful and relaxing atmosphere, with many fine hotels and guest houses. The village has a variety of attractions, including two top class golf courses, the unique Kinema in the Woods and Jubilee Park with an outdoor heated swimming pool. The property itself is situated within close proximity of the centre of Woodhall Spa with a choice of everything from supermarkets, coffee shops, butchers, newsagents, hardware stores, antique shops, chemist and restaurants. There is also local primary and secondary schooling available.

DIRECTIONS

From Lincoln take the B1188 in the direction of Branston. Proceed through the village of Branston towards the village of Metheringham. Turn left on to the B1189 taking you through the village of Metheringham and on to Moor Lane. Proceed along the B1189 for some time, eventually turning left on to the B1191 heading towards Martin. Continue along this road for some time, taking you through Martin Dales and over the bridge into the village of Woodhall Spa. Proceed through the centre of Woodhall Spa, eventually turning right on to Tarlton Avenue and then left on to Tor-O-Moor Road where the property can be located.

Tenure Freehold.

Viewings By prior appointment through Mundys.

Services All mains services available. Gas fired central heating.

EPC Energy Rating = D – 68.

ENTRANCE PORCH

With uPVC main entrance door and side windows, tiled floor and inner uPVC door to Main Entrance Hall.

MAIN ENTRANCE HALL

With quality laminate wood effect flooring, single radiator, coving to ceiling, access to roof void and telephone point.

LOUNGE

Approx. 5.79m x 4.60m (19'0 x 15'1), with uPVC bow window to front elevation, three single radiators, inset feature electric fire and surround, coving to ceiling, TV point and uPVC window to side elevation.

FITTED KITCHEN

Approx. 4.57m x 3.33m (15'0 x 10'11), fitted with a range of quality base and wall cupboards, drawers and work surfaces, corner pull out unit and carousel unit, integral freezer and washing machine, Rangemaster cooker and extractor hood, pull out bins, tall fridge freezer, coving to ceiling, spotlights to ceiling, sink unit with mixer tap, wall radiator, cupboard housing the digitally controlled Worcester gas central heating boiler, space and plumbing for a dishwasher and uPVC window to rear elevation.



CONSERVATORY

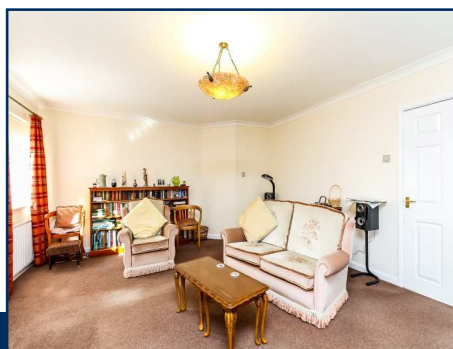
Approx. 2.77m x 2.29m (9'1 x 7'6), with uPVC windows, radiator and uPVC side entrance door.

SEPARATE WC

With WC, tiled floor and part tiled surround.

BEDROOM 1

Approx. 4.24m x 3.63m (13'11 x 11'11), with uPVC window to front elevation, radiator, built-in wardrobes and coving to ceiling.





BEDROOM 2

Approx. 4.24m x 2.87m (13'11 x 9'5), with uPVC window to side elevation, single radiator, coving to ceiling and built-in double wardrobe with storage above.

BEDROOM 3

Approx. 3.73m x 2.90m (12'3 x 9'6), with uPVC window to side elevation, built-in double wardrobe with storage above, single radiator and coving to ceiling.

FAMILY BATHROOM

With suite to comprise spa bath with shower head, fitted shower cubicle, WC and washbasin, tiled walls, tiled floor, inset spotlights to ceiling, towel radiator, extractor fan and uPVC window to rear elevation.



OUTSIDE

The property is situated in an excellent non-estate position with well maintained and mature landscaped gardens to the front and rear. Landscaped front garden with a variety of mature shrubs and feature central flowerbed. There is a gated dual entrance block paved driveway with additional block paved hardstanding to the side of the property.



The Single Detached Garage measures approximately 5.59m x 3.05m (18'4 x 10'0) with a remote controlled electric roller door, light, power, gas and electric meters and window to side elevation.



The Utility Area measures approximately 3.02m x 1.78m (9'11 x 5'10) with two windows, light and power.

Well maintained mature rear garden with a wide variety of trees, fruit trees, mature shrubs, flower beds, patio area, lawned areas, shed and summer house measuring approximately 3.66m x 2.44m (12'0 x 8'0) with power.

WEBSITE

Our detailed website shows all our properties available, and also gives extensive information on all aspects of moving home, local information and lots more. Access on www.mundys.net

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BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, ask for Steven Spivey, MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

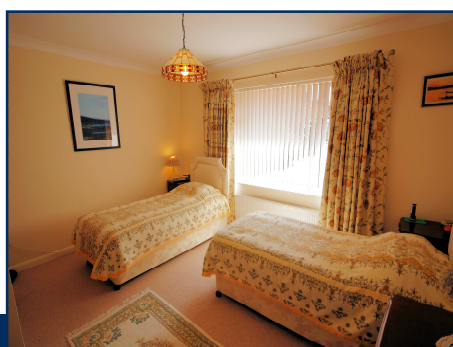
GENERAL

If you have any queries with regard to purchase, please ask and we will be happy to assist.

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Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently. Plan produced using PlanUp.



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