



**Haere Mai**  
Tattershall Road, Woodhall Spa, Lincoln, Lincolnshire LN10 6TL

£525,000

**BELL**



# Haere Mai

Tattershall Road, Woodhall Spa LN10 6TL

Lincoln – 19 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

Haere Mai is a modern, three-bedroom bungalow, providing bright, spacious accommodation to the edge of the well-served village of Woodhall Spa. Set with an east-west orientation, the property boasts a beautiful dining kitchen and a dual-aspect living room. Also benefiting from underfloor heating throughout and owned solar panels with battery system to the bungalow and garage which contribute to an excellent energy efficiency rating.

Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies approximately six miles away and stands in the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.



## Accommodation

Entered to the side through a composite triple glazed door with full height window alongside into:

### Entrance Hallway

With spotlights to ceiling, multiple power points and wood effect flooring. There are sliding doors to storage space housing water cylinder, loft access hatch and wooden doors to accommodation including:

### Living Room 16' 2" x 17' 5" (4.92m x 5.30m) plus bay

With uPVC triple glazed bay window to front and a side window, spotlights and central light to ceiling. There is an electric fire set to polished stone style surround, multiple power points and television point.



### **Kitchen Diner**

#### **Dining Area 19' 10" x 8' 9" (6.04m x 2.66m)**

With uPVC triple glazed windows to side, French doors and side panels flanking to the rear. There are spotlights to ceiling, television point, multiple power points, wood effect flooring and wooden door to utility. Open to:

#### **Kitchen Area 7' 9" x 15' 5" (2.36m x 4.70m)**

With spotlights to ceiling and over counter spotlights. Having an excellent range of modern storage units to base, wall levels (including glazed shelving) and kitchen island with breakfast bar. There is 1 1/2 sink and drainer with 'Quooker Cube' tap over, set to square edge worktop, 'Beko' oven and grill and 'Neff' induction hob beneath extractor canopy. There is an integrated dishwasher, multiple power points and wood effect flooring.

#### **Utility Room 7' 6" x 5' 9" (2.28m x 1.75m)**

With spotlights to ceiling and having a good range of storage units to base and wall levels, plus full height pantry cupboard. There is a sink and drainer set to square edge worktop, space and connections for under counter washing machine, multiple power points and wood effect flooring.

#### **Bathroom 9' 0" x 6' 4" (2.74m x 1.93m)**

With uPVC triple glazed obscure window to front, spotlights to ceiling and having low-level WC, hand wash basin to storage unit with mirror over. There is a P shaped panel bath with monsoon and regular heads over and tiles to walls and floor.

#### **Bedroom 3 12' 11" x 11' 0" (3.93m x 3.35m)**

With uPVC triple glazed windows to front and side, multiple power points and television point.

#### **Bedroom 2 11' 0" x 13' 6" (3.35m x 4.11m)**

With uPVC triple glazed windows to side, spotlights to ceiling, multiple power points and television point.

#### **Main Bedroom 15' 2" x 11' 4" (4.62m x 3.45m)**

With uPVC triple glazed windows to side and rear, spotlights to ceiling and having built in wardrobe storage to wall, multiple power points and wooden door to:

#### **En-Suite Shower Room 9' 0" x 3' 10" (2.74m x 1.17m)**

With uPVC triple glazed obscure window to rear, spotlights to ceiling and having low-level WC and hand wash basin set to vanity unit with mirror and light over. There is a low threshold shower cubicle with monsoon and regular head over and tiles to walls and floor.





### Outside

The property is approached to the front over a long-graveled driveway, with turnaround space, offering ample parking for multiple vehicles and continuing to the **Garage 18' 3" x 10' 5" (5.56m x 3.17m)** with electric roller shutter door to front, light, power and uPVC personnel door to side.

The front garden is laid to stone chippings, with brick edged planter and borders boasting a variety of established flower and shrubs. A paved path leads to the door, circling the property and continuing to the rear garden.

Accessed through personnel gate to the side, ensuring a child and pet friendly space, is the rear garden. Initially laid to paved patio seating, which runs from the dining room French doors and to the timber fenced rear boundary, the garden is coloured throughout by mature established flower beds and incorporated both lawned and stone chipped gardens. To the side and behind the garage are timber framed garden stores; with further paved open storage - home to the oil tank and boiler - situated around the side.

### Further Information

Mains water, electric and drainage. Oil fired central heating. UPVC double glazing. CCTV and alarm system monitored by Verisure. Owned solar panels with battery system.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = E  
EPC RATING = B

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

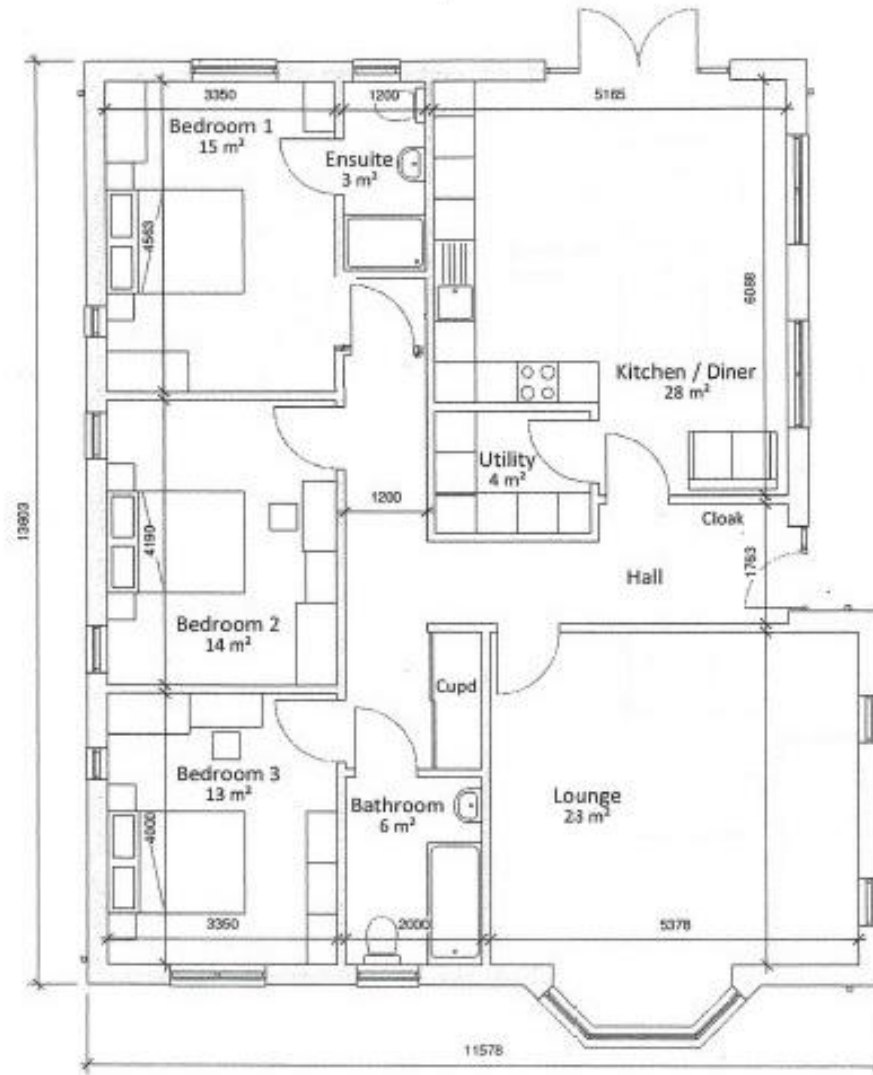
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