


Darley Nook, Tower Drive, Woodhall Spa, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



Darley Nook, 9 Tower Drive, Woodhall Spa, Lincolnshire, LN10 6UG

Offers Over £500,000 Freehold

This stunning and recently improved Three Bedroom detached bungalow with curb appeal is located in the charming village of Woodhall Spa. This fantastic property sits on a generous sized plot with a great sized driveway leading up to the detached Double Garage offering ample parking space for your convenience.

Generous Sized Plot | Extremely Desirable Location | Impressive Modern Interior | Improved vastly by the current Vendors | Ample Parking | Double Garage | Well Proportioned Accommodation | Stunning Kitchen | Immaculately Maintained Garden



ACCOMMODATION

Entrance Hall

Lounge - 20'8" x 13'1" (6.3m x 4m)

Dining Room - 11'7" x 11'1" (3.53m x 3.38m)

Kitchen - 11'7" x 11' (3.53m x 3.35m)

Utility Room - 11'7" x 7'6" (3.53m x 2.29m)

Master Bedroom - 24'9" x 11'1" (7.54m x 3.38m)

En-Suite Bathroom - 10' x 7'2" (3.05m x 2.18m)

Bedroom Two - 10' x 13'6" (3.05m x 4.11m)

Bedroom Three - 10'2" x 11'11" (3.1m x 3.63m)

Shower Room - 10' x 6'5" (3.05m x 1.96m)

Double Garage - 18'6" x 17'3" (5.64m x 5.26m)

DESCRIPTION

Internally, the Lounge has been tastefully redecorated, being triple aspect with a lovely fireplace with inset gas fire. The Kitchen is a credit to the current owner, being carefully designed with a range of units and built in appliances including an integrated dishwasher, stylish tiled splashbacks and a mosaic style flooring. There is also a Utility Room which matches the Kitchen, making it handy for more storage and space for extra appliances.

There are Three fantastic sized Bedrooms, all with built in wardrobes, with the Master Bedroom boasting a large En-Suite Bathroom which has also been re-done recently to high standard.

The Shower Room also boasts a very stylish four piece suite being partially tiled with an oversized enclosed shower cubicle and mid flush W/C.

The full accommodation comprises of Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Three Bedrooms, Shower Room, En-Suite Bathroom and Double Garage.

To summarise, the owners have not cut any corners with the workmanship and style throughout. This impeccably presented home has to be viewed to really appreciate the size and interior.

LOCAL AUTHORITY

East Lindsey

TENURE

Freehold

COUNCIL TAX BAND

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