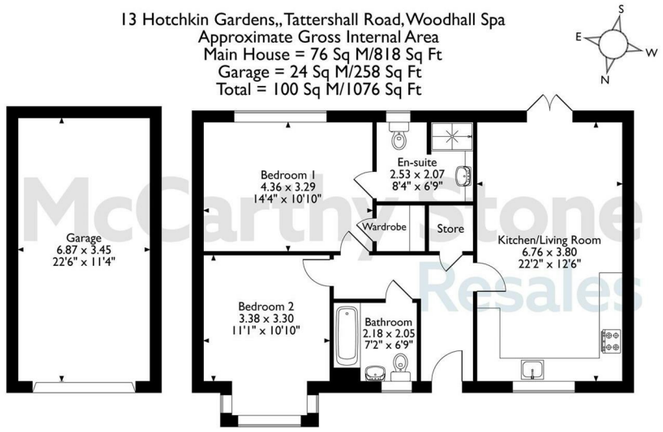
Excellent

Trustpilot

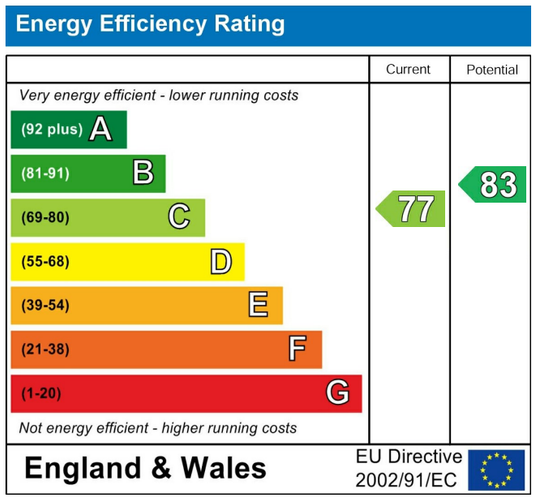
McCarthy & Stone
Resales.

13 Hotchkin Gardens,, Tattershall Road, Woodhall Spa
Approximate Gross Internal Area
Main House = 76 Sq M/818 Sq Ft
Garage = 24 Sq M/258 Sq Ft
Total = 100 Sq M/1076 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8679988/DST.





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







13 Hotchkin Gardens

Land at, Tattershall Road, Woodhall Spa, LN10 6AQ

2 | 2 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 13 Hotchkin Gardens could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £360,000
Freehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious open plan kitchen/dining room/lounge
- Private garden
- Solar panels with export tariff
- Large garage
- Private driveway
- Roller blinds included in the sale
- Fisher high heat retention storage heathers
- Specifically designed for the over 55's
- Pavilion - A stylish shared space, ideal for meeting up with friends and family
- -PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE-

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

13 Hotchkin Gardens, Woodhall Spa

2 | 2 | Asking price £360,000

Local area
Nestled in the heart of the picturesque village of Woodhall Spa, offers an exceptional opportunity to enjoy refined living in one of Lincolnshire's most sought-after locations. Surrounded by mature trees and tranquil landscapes, and just moments from the renowned Woodhall Spa Golf Club, this distinguished address combines elegance with a relaxed village lifestyle. Woodhall Spa is celebrated for its charming independent shops, welcoming cafés and restaurants, and its rich heritage, including the iconic Kinema in the Woods. With easy access to the historic cathedral city of Lincoln and the surrounding countryside, residents benefit from both peaceful rural surroundings and convenient connections, making Hotchkin Gardens an ideal setting for those seeking comfort, community, and quality of life.

There's also a fortnightly farmers' market. As you explore, you'll discover a village full of charm and history, spanning mediaeval times to WW2. There's a thriving cultural scene too with a programme of annual events, including a country show, 1940's festival and Christmas fair.

Hallway
UPVC front door with a spy hole. Spacious hallway with a beautiful vinyl flooring. The heating throughout the property has been replaced to - Fischer High Heat Retention smart storage heater's. Efficient and cost friendly.

Living room
A well presented, open plan living room with ample space for dining furniture. Double glazed patio door with a South facing view with allows the sunlight to fill the room.

Open plan kitchen & dining area
Fully fitted beautifully modern kitchen with a range of off white gloss fronted wall, drawer and base units, with a roll top work surface over. Sink with lever tap and drainer sits below the garden facing window. Inset waist height Miele electric oven, Miele Induction Hob and Miele semi Integrated dishwasher. Sink water softener and mains water filter. Miele twindos washing machine (by separate negotiation).

Master bedroom
A bright and spacious double bedroom with a window providing garden views. Doors leading onto a walk in wardrobe with plenty of storage space. A separate door leads to the en-suite with with a walk in double shower, WC and wash basin.

En-Suite
A bright and modern bathroom with a walk in shower cubicle. white hand basin, shaver socket. WC. Ceramic floor tiles. Ceiling down-lights. Double glazed window.

Bedroom two
A bright and spacious bedroom that could even be used as a separate living room or hobby room. Hardwood plantation shutters to bay window have been fitted.

Shower room
Fully fitted suite consisting of contemporary white hand basin, shaver socket. Low level bath with a shower and glass screen. WC. Ceramic floor tiles. Ceiling down-lights. Double glazed window.

Detached garage
A large garage that can store a car or work tools. Electric opener to the garage door, with two remotes. Plenty of driveway space is also available.

Moving Made Easy & Additional services
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

THE ANNUAL SERVICE CHARGE IS £1,495.53 FOR THE FINANCIAL YEAR ENDING 31/08/2026.

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













