



## Woodland Lodge

117 Main Road, Hundleyby, Spilsby, Lincolnshire. PE23 5NW





## Woodland Lodge, 117 Main Road, Hundleby, Spilsby



Woodland Lodge is a four bedroom family home, set to a half acre plot occupying a private position in the village of Hundleby. Built in 2017 to a high specification, and with classic features throughout, the property provides spacious accommodation, with open plan lounge to dining room, garden room with bifold doors stepping out onto the Indian stone patio, conservatory and generous breakfast kitchen. Boasting solid European oak floors, oak doors and details throughout, ornate ceiling roses and decorative cornices, Woodland Lodge is a unique, highly successful blend on modern construction and fittings with an attractive classic style.

The grounds comprise a landscaped rear garden, with mature flowerbeds, fruit and other trees, plus summerhouse with patio seating area to the rear. South facing, the outdoor space is viewed from the considerable patio and further seating space, Indian stone patio partially covered by a timber gazebo. Set to an elevated position from the road, the driveway sweeps through vehicle gates and up to the single garage. A personnel gate with stone steps leads down to the main road.



### THE AREA

The property is discreetly located being set back from the road in the highly regarded Lincolnshire village of Hundleby. Normal residential facilities can be found in the adjoining market town of Spilsby, with the property also falling within the catchment area for several high performing Grammar schools. The beautiful countryside of the Lincolnshire Wolds, a designated 'Area of Outstanding Natural Beauty' is only a short drive and there are many miles of unspoilt sandy coastline to be found along the east coast. The Cathedral city and county capital of Lincoln and the popular inland resort village of Woodhall Spa are approx. 30 and 16 miles respectively.



## ACCOMMODATION

**Entrance Lobby** with oak front entrance door, uPVC double glazed sash windows to sides, oak flooring, panelling to half height to walls, radiator and ceiling light. Wood door with obscure single glazed window to:

**Dining Room** with uPVC double glazed sash window to rear aspect; panelling to half height to walls, oak flooring, radiator and ceiling light. Door to cloakroom, open to:

**Sitting Room** having uPVC double glazed sash window to front and side aspects; reconstituted stone fireplace with log burning stove inset, panelling to half height to walls, oak flooring, TV point, telephone / internet point, ceiling light and power points. Oak staircase to first floor, open archway with oak surround to garden room, double windowed doors to dining room to:

**Breakfast Kitchen** having uPVC double glazed sash windows to front, side and rear aspects; an excellent range of oak kitchen units to base and wall levels, ceramic sink and drainer inset to roll edge worktop plus central island with further sink atop. Built in Neff oven and grill, four ring induction hob beneath extractor canopy microwave; fridge and freezer and dishwasher. Tiled floor, radiators, inset ceiling spotlights plus central lights and power points.

**Garden Room** having uPVC double glazed bifold doors to side, leading out onto rear patio plus sash window to side aspect; reconstituted stone fireplace with LPG gas fire inset, panelling to half height to walls, oak flooring, radiator, TV point, wall and ceiling lights and power points. Wood obscure single glazed obscure doors to:

**Conservatory** having uPVC double glazed sash windows to sides and rear with French doors to side aspect; vaulted ceiling with light fitting, oak flooring, radiator and power points.

**Cloakroom** comprising low level WC, pedestal wash hand basin, bidet; tiles to walls and floor, radiator, ceiling light and extractor fan.





## First Floor

**Gallery Landing** having uPVC double glazed sash window to side aspect; built in airing cupboard and utility cupboard housing water cylinder, wood flooring, panelling to half height to walls, radiator, ceiling lights and power points. Doors to first floor accommodation.

**Master Bedroom** with uPVC double glazed sash windows to side and rear aspects; oak flooring, radiators, ceiling light and power points. Door to:

**En-suite Bathroom** having uPVC obscure double glazed sash window to side aspect; panel bath with tiled surround, shower over, pedestal wash hand basin, low level WC and bidet. Tiles to walls and floor, ceiling spotlights, heated towel rail, shaver socket and extractor fan.

**Family Bathroom** having uPVC obscure double glazed sash window to rear aspect; ceramic bath with shower over, pedestal wash hand basin, low level WC and bidet. Tiles to walls and floor, heated towel rail, ceiling spotlights and shaver socket.

**Bedroom 2** having uPVC double glazed sash windows to front and side aspects; wood flooring, radiator, TV point, ceiling light and power points. Door to:

**En-suite** comprising; walk in shower cubicle, pedestal wash hand basin, low level WC and bidet. Tiles to walls and floor, heated towel rail and inset ceiling spotlights.

**Bedroom 3 and Bedroom 4** having uPVC double glazed sash window to front aspect; oak flooring, radiator, ceiling light and power points.





**Ground Floor**



**Floor 1**

Approximate total area<sup>(1)</sup>

2750.61 ft<sup>2</sup>

255.54 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



## OUTSIDE

The property is approached through oak double vehicle gates with stone driveway, leading up the side to the Garage and across the front, continuing round the sides and circling the lawned space to the front. The garden is populated by a range of established trees, with a personnel gate to the front and brick paved edging and path to the front door.

**Garage** has up and over door, concrete floor, wood personnel door to the rear, floor standing Worcester oil fired boiler, electric supply sufficient to power further lighting to the garden and ceiling light.

The rear garden is beautifully landscaped, with a large Indian sandstone patio space leading off the rear; including an excellent oak and roof gazebo canopy with seating space beneath. With gravelled paths running around the excellent lawn punctuated by established fruit trees, a range of mature trees and plant beds, with shrubs and bushes completing this excellent, south facing space. There are further seating areas, including to the front of the timber **Summerhouse**. The boundaries are contained by hedging with excellent oak and ash specimens to the west side.

**East Lindsey District Council – Tax band: F**

**ENERGY PERFORMANCE 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 Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY

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Brochure prepared 2.8.2023



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