



Hartsholme, The Broadway
Woodhall Spa, Lincolnshire LN10 6ST

£495,000

BELL
ROBERT BELL & COMPANY



Hartsholme

The Broadway, Woodhall Spa LN10 6ST

Lincoln – 18 miles

Grantham – 31 miles (with East Coast rail link to London)

Boston – 18 miles

(Distances are approximate)

This elegant bay fronted Victorian townhouse situated to the historical heart of this most sought after of Lincolnshire villages has recently undergone an extensive range of updating and thoughtfully reconfigured to provide a superb family home. The accommodation over three floors comprises five bedrooms, sitting room and a striking living kitchen with high specification units. Outside there is a detached double garage and gardens designed with low maintenance in mind. The many shopping, social and educational facilities are all within easy walking distance. A viewing is highly recommended to fully appreciate the size and standard of fitment on offer.



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

Entrance into the property inset to an ornate storm porch is gained through a glazed panel door into:

Lobby

With door to:



Reception Hall

With staircase rising to the first floor having storage cupboard below. There is wood style flooring, coved ceiling and door to:

Home Office 10' 10" x 5' 2" (3.30m x 1.57m)

With coved ceiling, power points, door to the utility room and door to:

Sitting Room 17' 1" into bay x 13' 4" (5.20m x 4.06m)

An attractive evening room with south facing bay window overlooking 'The Broadway'. There are picture rails, wood style flooring, ceiling rose and open 'Dog Grate' fireplace with decorative surround, radiator and power points.

Boot room/Utility

Having cloak hooks to one wall, space and plumbing for washing machine, radiator, power points and UPVC door to the rear garden.

Cloak Room

With a low-level WC and a wash hand basin.

Living Kitchen 29' 5" x 11' 9" (8.96m x 3.58m)

The 'Hub' of this superb home, and ideal spot for the family to congregate and also an attractive room for more formal dining, overlooking the rear garden through deep bay window. The kitchen has been designed with modern living in mind, successfully blending traditional style and comprises a large central quartz covered island unit providing breakfast bar to the side. There are twin 'Belfast' style sinks inset with 'Quooker' 4 in 1 tap providing hot, cold, filtered and boiling water. There are two integral dishwashers, wine chiller and integrated microwave. There is a range double oven with five ring gas hob, further quartz worksurface to the side over base units, dresser style unit and filter hood over the hob. Also having tall built-in larder cupboards with inset drawers and side by side fridge and freezer. There are ceiling spot lights, power points and heated tea towel rail.



First Floor

Landing

With a staircase leading to the second floor and doors to bedrooms in order.



Bedroom 1 16' 3" x 14' 0" (4.95m x 4.26m)

With a double aspect and deep bay window providing views over 'The Broadway' and having a wide range of fitted wardrobes and drawers, radiator and power points.

Bedroom 2 13' 0" x 10' 10" (3.96m x 3.30m)

With rear aspect and having coved ceiling, radiator, power points and connecting door to:

Bedroom 3 10' 6" x 8' 6" (3.20m x 2.59m)

With side aspect, having the connecting door to bedroom two this room would make an ideal nursery or dressing room if required. There is a radiator, power points and door returning to the landing.

Bedroom 4 16' 0" into bay x 11' 6" (4.87m x 3.50m)

Overlooking the rear garden through full height bay window and having radiator and power points.

Bathroom

With a white suite comprising panelled bath, tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceilings and a heated towel rail.

Second Floor

With skylight window providing natural light and door to:

Bedroom 5/Main Bedroom Suite

Overlooking the roof tops of the village this could either be the main bedroom or teenagers' accommodation. There is a radiator, power points and door to **Dressing Room 13'3 x 6'7** with rear aspect and having fitted window seat, radiator, power points and door to **En-Suite** with a suite comprising shower cubicle, wash hand basin over vanity cupboard and a low-level WC.

Outside

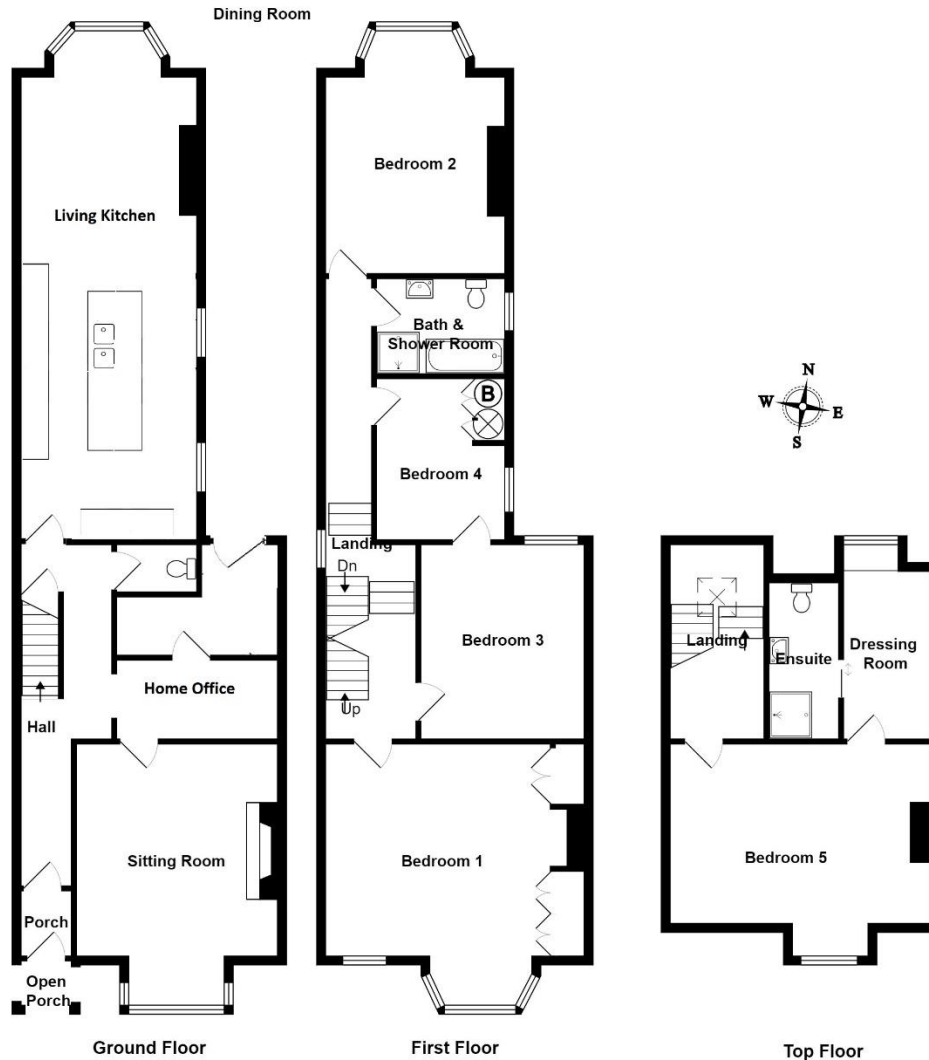
The property is approached through an ornate iron gate and over a pathway to the main entrance door. The remaining front garden with iron railings to front boundary is laid to gravel. The enclosed rear garden is laid to paving having a wide variety of shrubs to borders. The **Detached Double Garage 18'3 x 15'** is approached from the rear having two up and over doors, power, strip lighting and service door to the rear garden.





IMPORTANT NOTICE

Links2Lincs floor plans are for guide use only and should not be relied upon for decision making information or dimensions and layout accuracy.



Further Information

All mains services. Gas fired central heating.

Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = B

EPC Rating = F

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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, will require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.