



Fresh Field, 53 Stixwold Road
Woodhall Spa, Lincolnshire LN10 6QG

£500,000





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Lincoln – 19 miles

Grantham – 32 miles (with East Coast rail link to London)

Boston – 17.5 miles

(Distances are approximate)

Situated directly opposite 'Petwood' House Hotel stands this deceptively spacious and extremely well presented three bedroom chalet bungalow providing three reception rooms and stylish breakfast kitchen. The property is further enhanced by a west facing roof terrace off bedroom two, integral garage, recreation summerhouse and appealing gardens. The shopping, social and educational facilities of this most sought-after Lincolnshire village are within easy walking distance. A viewing is highly recommended to fully appreciate the standard of fitment and setting on offer.



Accommodation

Entrance into the property is gained through a UPVC door leading to:

Reception Hall

With open tread staircase to the first floor and having wood effect flooring, coved ceiling, ceiling spot lights, power points and door to:

Sitting Room 15' (4.57m) extending to 17' 2" x 12' 0" (5.23m x 3.65m)

A dual aspect room including views over the front garden towards 'Petwood' House Hotel. There is a feature wall mounted fire, wood effect flooring, coved ceiling, radiator, television point, power points and glazed panel double doors to:



Dining Room 14' 1" x 10' 6" (4.29m x 3.20m)

Overlooking the rear garden through UPVC patio doors. There is wood effect flooring, coving, ceiling spot lights, radiator, power points and door returning to reception hall.

Breakfast Kitchen 18' 1" x 10' 9" (5.51m x 3.27m)

Overlooking the rear garden and having a stylish range of fitted units comprising one and a half sink drainer inset to 'Getacore' worksurface over base units including integral dishwasher and fridge over freezer. There is an electric four ring hob, electric double oven, wall mounted cupboards above including filter hood over the hob. There is a breakfast bar providing seating to one side over display cabinets and integral dishwasher. There are coved ceilings, tiled flooring, radiator, power points and door to:

Home Office/Garden Room 12' 4" x 9' 3" (3.76m x 2.82m)

With pleasing dual aspect over the rear garden and having wood effect flooring, power points, UPVC door to garden and service door to integral garage.

Shower Room

With a suite comprising large shower cubicle, 'bowl' wash hand basin over vanity cupboard and low-level WC. There is tiled flooring, ceiling spot lights and a heated towel rail.

Ground Floor Bedroom 14' 0" x 11' 5" (4.26m x 3.48m)

With front aspect, coving, radiator and power points.



First Floor

Landing

With storage, power points and door to:

Bedroom 2 16' 1" x 11' 4" (4.90m x 3.45m)

With sloping ceiling, storage, radiator, power points and UPVC door to **Roof Terrace 12' 0" x 7' 3" (3.65m x 2.21m)** facing west but providing 180-degree views over the rear garden.

Bedroom 3 15' 9" x 12' 0" (4.80m x 3.65m) max of an L-shaped room

Overlooking the rear garden and having fitted window seat, radiator and power points.



Bathroom

Being fully wall tiled and having a white suite comprising panelled bath, corner shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is tiled flooring and a heated towel rail.

Outside

The property is approached over a gated 'in and out' driveway providing ample parking for many vehicles and leads to **Integral Garage 16' 10" x 16' 4" (5.13m x 4.97m)** with electric up and over door, power, lighting, space and plumbing for washing machine and service door into the property. The remaining front garden is laid to lawn with a variety of decorative shrubs to borders. The rear garden is mostly laid to lawn with decked seating area, covered storage ideal for hot tub and **Timber Recreation Room 17' 1" x 12' 1" (5.20m x 3.68m)** a useful room for a variety of uses currently a superb entertaining room with bar. There are power points and patio doors.

Further Information

All main services. Gas central heating. UPVC double glazing.

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

DISTRICT COUNCIL TAX BAND = D

EPC Rating = C

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.

THESE PARTICULARS WERE PREPARED DECEMBER 2022

Property Reference WO00015953

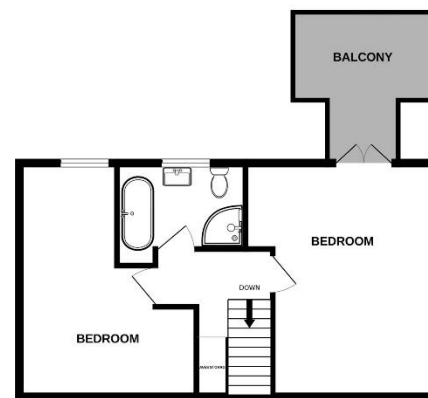
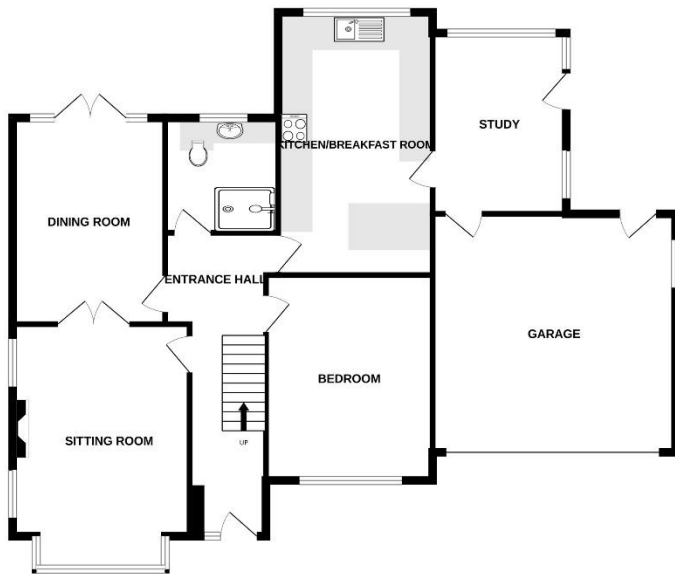






GROUND FLOOR
1269 sq.ft. (117.9 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1735 sq.ft. (161.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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