



Helvellyn, 5 Woodland Drive  
Woodhall Spa, Lincolnshire LN10 6YF

£450,000

**BELL**  
ROBERT BELL & COMPANY





# Helvellyn, 5 Woodland Drive Woodhall Spa, Lincolnshire LN10 6YF

Lincoln – 22 miles

Grantham – 33 miles with East Coast rail link to London

Boston - 18 miles

(Distances are approximate)

Situated within the highly regarded Woodland Drive stands this exceptionally well presented three bedroom detached house. This extended property provides spacious living accommodation including two reception rooms, conservatory, well-appointed kitchen with utility room off. Externally there is ample parking, two separate garages and attractively landscaped gardens. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the presentation and setting 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 is gained through a UPVC door leading into:

## Reception Hall

With balustrade staircase to the first floor and having coved ceiling, radiator, power points and glazed panel door to:





**Lounge** 23' 8" x 12' 0" (7.21m x 3.65m)

A dual aspect room having feature wall mounted electric fire, coved ceiling, radiator, power points and sliding patio door to:

**Garden Room** 12' 4" x 11' 10" (3.76m x 3.60m)

A superb addition to the home overlooking the attractive rear gardens and having tiled flooring, ceiling fan light, electric heater and UPVC door to rear garden.

**Dining Room** 11' 5" x 8' 0" (3.48m x 2.44m)

With front aspect and having coved ceiling, radiator and power points.

**Kitchen** 15' 3" x 9' 2" (4.64m x 2.79m)

Overlooking the rear garden and being fully wall tiled having a stylish range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including integral fridge, freezer and dishwasher. There is a four-ring electric hob, electric oven, wall mounted cupboards above, filter hood over the hob, a range of full height larder cupboards and breakfast bar. There are ceiling spot lights, power points and door to:

**Utility Room** 12' 6" x 8' 3" (3.81m x 2.51m) narrowing to 7' 7" (2.31m)

Overlooking and having UPVC door to the rear garden. There is a stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine, wall mounted cupboards above and larder cupboard to one side. There is radiator, power points and service door to garage one.



**Cloakroom**

With a low-level WC and wash hand basin.

**First Floor**

**Landing**

With views over the rear garden and having access to roof space, radiator, power points and door to:

**Bedroom 1** 14' 4" x 12' 0" (4.37m x 3.65m)

With a front aspect and having built-in double wardrobes with sliding mirrored doors, television point, radiator and power points.





**Bedroom 2 12' 2" x 11' 8" (3.71m x 3.55m)**

With front aspect and having radiator and power points.

**Bedroom 3 11' 7" x 7' 5" (3.53m x 2.26m)**

With views over the rear garden and having radiator and power points.

**Bathroom 9' 2" x 8' 8" (2.79m x 2.64m)**

Being fully wall tiled and having a white suite comprising panelled bath, tiled shower cubicle and a low-level WC. There is a built-in airing cupboard, ceiling spot lights, radiator and shaver point.

**Outside**

The property is approached over a block paved driveway providing parking, gravelled turning area and leads to **Garage One 17' 5" x 9' 0" (5.30m x 2.74m)** with electric up and over door, power, lighting and service door into the property. **Garage Two 23' 7" x 10' 1" (7.18m x 3.07m)** to the opposite side of the property also with electric up and over door, power, lighting and service door to the rear. The enclosed rear garden has been thoughtfully landscaped with shingle borders and a variety of decorative shrubs.

**Further Information**

All mains services. Gas central heating. UPVC double glazing. Home alarm system installed.

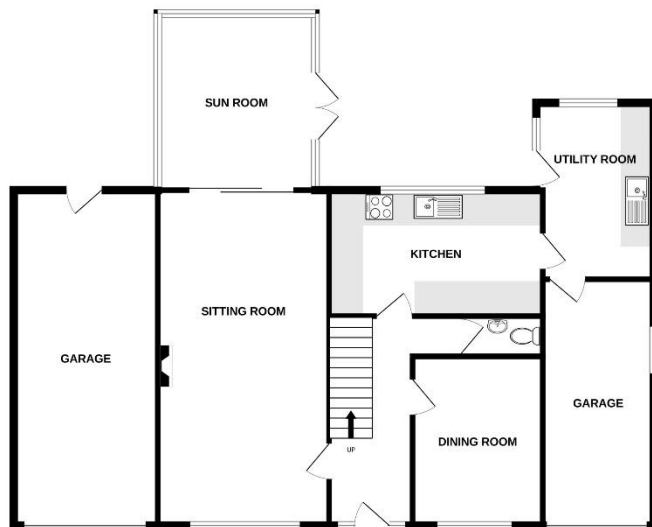
**Local Authority:** East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111. DISTRICT COUNCIL TAX BAND = E EPC RATING = C

**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.

GROUND FLOOR  
1259 sq.ft. (116.9 sq.m.) approx.

1ST FLOOR  
644 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1903 sq.ft. (176.8 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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