



20 Kirkby Lane  
Woodhall Spa, Lincolnshire LN10 6SA

£335,000  
NO ONWARD CHAIN





# 20 Kirkby Lane

## Woodhall Spa, Lincolnshire LN10 6SA

Lincoln – 20 miles

Grantham – 34 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

Pleasantly situated along Kirkby Lane stands this three-bedroom detached bungalow. Internally the property is enhanced by dual aspect living room and dining kitchen. Outside the property benefits from ample off-street parking, garage and mature south westerly facing rear gardens.

The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance.



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

**Reception Hall** having uPVC main entrance door, full height double cloaks cupboard, built-in boiler cupboard, access to roof space and doors to:

**Living Room** [19'2" x 12'1" (5.84m x 3.68m)] a dual aspect room with feature electric fire, coving, two ceiling roses, television point and power points.



**Dining Kitchen** [15'9" x 9'7" (4.80m x 2.92m)] a dual aspect room including south westerly views over the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to work surface over base units including space and plumbing for washing machine. There is a slot in electric cooker, wall mounted cupboards above, full height double larder and further storage cupboard. There are power points and uPVC door to the rear garden.

**Bedroom 1** [12'6" x 11'2" (3.81m x 3.40m)] overlooking the rear garden and having coving and power points.

**Bedroom 2** [11'2" x 10'9" (3.40m x 3.27m)] with front aspect and having coving and power points.

**Bedroom 3** [9' x 8'10" (2.74m x 2.69m)] with garden views and having coving and power points.

**Bathroom** having panel bath with ornate shower attachment taps and wash hand basin, coving and shaver point.

**Separate Toilet** with a low-level WC.

## OUTSIDE

The property is approached over a gravel driveway providing parking, turning area and access to **Garage** with up and over door, power and lighting. The remaining front garden is laid to lawn with decorative shrubs to borders. The rear garden is predominantly laid to lawn with a wide variety of mature shrubs to borders.

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

**Energy Performance 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.

**VIEWING:** By arrangement with the agent's Woodhall Spa office, 19 Station Road, Woodhall Spa. LN10 6QL

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