



54 Turnberry Drive  
Woodhall Spa, Lincolnshire LN10 6UE

£550,000





# 54 Turnberry Drive

## Woodhall Spa, Lincolnshire LN10 6UE

Lincoln – 18 miles

Grantham – 33 miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)

A superb family home pleasantly situated to the fringe of the ever-popular Viking Park on a private cul de sac of just three houses. Internally the property is enhanced by a wide range of accommodation including four double bedrooms and three bathrooms, including an en suite to the main bedroom, a 'Jack and Jill' bathroom providing en-suite for two further bedrooms as well as the family bathroom. The living accommodation comprises three reception rooms and a large conservatory that is thoughtfully accessed off the dining room and home office. Outside there is parking for six vehicles, much larger than average private gardens and an integral double garage.

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

**Storm Porch** over uPVC door leading into:

**Reception Hall** with staircase to the first floor having storage cupboard below, coved ceiling, radiator, power points and door to:

**Living Room** [17' x 12'10" (5,18m x 3.91m)] having front aspect through bay window and gas coal effect fire set to decorative surround. There is coved ceiling, radiator, TV point and power points.





**Dining Room** [13' x 9' (3.96m x 2.74m)] with coved ceiling, radiator, power points and double doors to:

**Conservatory** [18'10" x 13' (5.74m x 3.96m)] enjoying views over the rear garden; this superb addition to the home provides excellent accommodation linking the dining room with the home office. There are electric heaters, ceiling fan light, power points, uPVC door to the rear garden and bi folding glazed panel door to:

**Home Office** [9'6" x 9'6" (2.89m x 2.89m)] currently used as a home office but would also make an appealing snug or hobby room, having coved ceilings, radiator, power points and glazed panel door returning to the reception hall.

**Breakfast Kitchen** [12'11" x 11'4" (3.93m x 3.45m)] overlooking the rear garden and having a range of fitted units comprising one and a half sink drainer inset to work surface over base units including space and plumbing for a dishwasher. There is a range double oven with five ring gas hob and hot plate, wall mounted cupboards above with downlighting and filter hood over the hob. There is coved ceiling, radiator, ceiling spot lights, power points and door to:

**Utility Room** [9'7" x 8'2" (2.92m x 2.49m)] with side aspect; having fitted units comprising one and a half sink drainer inset to work surface over base units and space with plumbing for washing machine, radiator and power points. There is uPVC door to side of property, service door to the garage and door to:

**Cloakroom** comprising low-level WC, wash hand basin, tiled flooring, coved ceiling and radiator.

## First Floor

**Landing** with built-in airing cupboard, access to roof space, radiator, coved ceiling, power points and doors to:

**Bedroom 1** [14'9" x 12'10" (4.49m x 3.91m)] having bay window to front aspect; two full height double wardrobes, coved ceiling, radiator, power points and door to:

**En-Suite** with a white suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There are coved ceiling, radiator, heated towel rail, ceiling spotlight and shaver point.





**Bedroom 2** [12'11" x 10'11" (3.93m x 3.32m)] overlooking the rear garden; having full height double wardrobe, coved ceiling, dado rail, radiator, power points and door to:

**Jack and Jill En-Suite Bathroom** [9'5" x 7'6" (2.87m x 2.28m)] with a white suite comprising panel bath, tiled walk-in shower, pedestal wash hand basin and low-level WC. Tile effect flooring, coved ceiling, radiator, shaver point, ceiling spotlights and door to:

**Bedroom 3** [11'5" x 9'5" (3.48m x 2.87m)] with views over the rear garden and having coved ceiling, radiator and power points.

**Bedroom 4** [11'10" x 10' (3.60m x 3.05m)] with front aspect and having coving, radiator and power points.

**Bathroom** [8'6" x 6'5" (2.59m x 1.95m)] with a suite comprising panel bath having shower attachment taps, pedestal wash hand basin and low-level WC. Radiator, ceiling spotlights and shaver point.

#### **OUTSIDE**

The property is approached over a block paved driveway providing ample parking for six vehicles and access to **Integral Double Garage** having two remote controlled electric roller doors, power, lighting and service door into the property. The remaining front garden is laid to lawn with a variety of decorative shrubs to borders. The enclosed rear garden is mostly laid to lawn with a choice of attractive patio areas and a wide variety of mature plants and shrubs to borders.

#### **Further Information**

All mains services. Gas fired central heating. UPVC double glazing.

**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

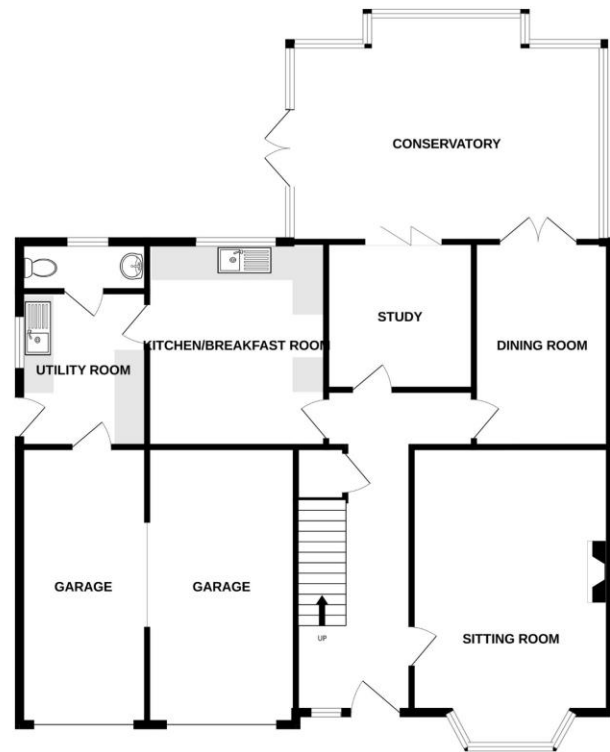
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GROUND FLOOR  
1459 sq.ft. (135.6 sq.m.) approx.



1ST FLOOR  
922 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 2381 sq.ft. (221.2 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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19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333  
Email: woodhallspa@robert-bell.org

[www.robert-bell.org](http://www.robert-bell.org)

