



23 Abbey Drive
Woodhall Spa, Lincolnshire LN10 6QU

£395,000





23 Abbey Drive

Woodhall Spa, Lincolnshire LN10 6QU

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 17 miles

(Distances are approximate)

23 Abbey Drive is a detached three bedroom bungalow, surprisingly spacious with an understated approach; situated to the end of a no-through road in Woodhall Spa, a most sought-after Lincolnshire village with an excellent range of services and amenities. With showpiece open-plan living-dining space, conservatory and open style garden room area leading off alongside breakfast kitchen, separate utility and three bedrooms (one with en suite) plus family bathroom; the property makes for an excellent family home, complemented by garden store, garage, summerhouse/studio and private garden with paved, tiled and lawned spaces plus significant driveway parking to the front and side. The property provides versatile space to suit a range of requirements. A formal viewing is essential to appreciate the accommodation on offer.



ACCOMMODATION

Entrance Hallway with uPVC obscure double glazed entrance door and matching side panel, wood effect flooring, radiator, built in storage space, ceiling light and power points. Doors to accommodation including:

Bedroom 2 12' 7" x 10' 3" (3.83m x 3.12m) with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.



Family Bathroom 10' 2" x 6' 0" (3.10m x 1.83m) having uPVC obscure double glazed window to side aspect; panel bath with shower over (monsoon and regular head), low level WC and hand wash basin inset to L shaped bathroom storage units with roll edge counter top. Tiled floor and walls, wall mounted heated towel rail, further storage to wall and ceiling light.

Utility 7' 4" x 6' 2" (2.23m x 1.88m) with uPVC double glazed window to side aspect; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connections for under counter washing machine and dryer. Tiled floor, wall mounted gas fired Worcester boiler, ceiling light and power points.

Open Plan Living Dining Room 21' 7" x 19' 5" (6.57m x 5.91m)

Dining Area with wood effect flooring, radiator, ceiling light and power points. Open to:

Living Area having uPVC double glazed French doors to open garden room to side; sliding doors to conservatory to rear; wood effect flooring, column style log burning stove to corner, TV point, radiator, ceiling light and power points.

Conservatory 12' 4" x 9' 7" (3.76m x 2.92m) with uPVC double glazed windows to sides and rear, sliding door to side and polycarbonate roof; tiled floor and radiator.

Breakfast Kitchen 16' 2" x 8' 8" (4.92m x 2.64m) having uPVC double glazed window to side aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer to roll edge worktop surface with space and connections for range cooker beneath extractor canopy, under counter fridge, freezer, dishwasher. Tiled floor, radiator, ceiling light and power points. uPVC double glazed patio door to side aspect.

Main Bedroom 13' 0" x 11' 9" (3.96m x 3.58m) having uPVC double glazed French doors to rear aspect; built in wardrobe space, carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room with uPVC obscure double glazed window to side aspect; walk in shower cubicle with tile surround, monsoon and regular shower head over, low level WC, hand wash basin inset to storage unit with square edge worktop. Tiled floor, wall mounted heater towel rail and ceiling light.





Bedroom 3 10' 0" x 7' 2" (3.05m x 2.18m)

UPVC double glazed window to front, light to ceiling, radiator, multiple power points, carpet

OUTSIDE

The property is approached from Abbey Drive, situated to the end of this no through road cul-de-sac of approx. 30 properties, up a brick paved driveway leading to the **Single Detached Garage 17' 3" x 8' 9" (5.25m x 2.66m)** of brick and tile construction. The driveway provides ample off road parking space for multiple vehicles and continues through double vehicles gates to further secure, private parking space, which offers significant room ideal for a classic car, motorbike collection or down the driveway as a whole for a motor home or similar. Alongside the further driveway, to the rear of the garage, stands the timber framed **Summerhouse/Studio 10' 3" x 9' 6" (3.12m x 2.89m)** with light and power, opposite hard standing space ready for a further **Outbuilding/Store or Shed 10' 0" x 8' 0" (3.05m x 2.44m)**. Leading off the kitchen, master bedroom and living room to the side, is an excellent **Open Style Garden Room 32' 0" x 13' 0" (9.75m x 3.96m)** with uPVC canopy over (with obscure roof lights), supported by timber posts on dwarf brick wall and offering brick paved space with lights and power. A paved pathway and a patio leads off these side spaces; the boundary contained by timber fencing. The rear garden is laid to lawn with further garden store on hard standing to one corner, and established plant beds including some laid to slate chips.

Further Information

All mains services. Gas 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 = 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.

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

Tel: 01526 353333

Email: woodhallspa@robert-bell.org;

Website: <http://www.robert-bell.org>



THESE PARTICULARS WERE PREPARED DECEMBER 2023

Property Reference: WO0001 6289



Ground Floor



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org

www.robert-bell.org

