



23 Abbey Drive

Woodhall Spa, Lincoln, Lincolnshire LN10 6QU

£350,000

**BELL**  
ROBERT BELL & COMPANY



## 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)

A thoughtfully designed home providing a range of deceptively spacious accommodation including three bedrooms, en-suite, utility room, open plan lounge diner and conservatory. Outside the property is further enhanced by its private gardens on two sides, timber home office, detached garage and 32' x 12' 'Outroom', an ideal all weather entertaining/ recreation area. The property is within reasonable walking distance from the center of this sought-after of Lincolnshire villages and also many most appealing countryside walks. A viewing is highly recommended to fully appreciate the accommodation 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 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 and 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 vehicle 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

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

**PARTICULARS WERE PREPARED DECEMBER 2023**

Property Reference: WO0001 6289





## Ground Floor



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