



Ashdown, 7 Oak Close  
Woodhall Spa, Lincolnshire LN10 6YE

£480,000

**BELL**  
ROBERT BELL & COMPANY

# Ashdown, 7 Oak Close

## Woodhall Spa, Lincolnshire LN10 6YE

Lincoln – 19 miles

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

Boston – 18 miles

(Distances are approximate)

This is an extremely well presented four bedroom detached bungalow pleasantly situated within an attractive cul-de-sac position. The property benefits from deceptively spacious accommodation including large breakfast kitchen, three reception rooms, quality bathroom and en-suite fittings. The mature gardens are predominantly laid to lawn with double garage to one side. The shopping, social and educational facilities of this most sought-after Lincolnshire village are within reasonable walking distance.

### Accommodation

Entrance into the property is gained through a composite double-glazed door with matching side panel into:

### Reception Hall

A wide-open hallway of L shaped proportions having cloak cupboard, loft access with loft ladder and having lighting, combi condensing boiler and being part boarded. There are spot lights to ceiling, wooden flooring, radiator, coving, telephone point, power points and glazed panel door to:

### Bedroom 3 11' 5" x 9' 9" (3.48m x 2.97m)

With front aspect and having coving, radiator and power points.





**Bedroom 1** 13' 1" x 12' 0" (3.98m x 3.65m)

With front aspect and having coved ceiling, radiator, power points and door to **En-Suite** being fully wall tiled and having tiled shower cubicle, wash hand basin inset to storage unit with light up mirror over and low-level WC. There is coving, spot lights to ceiling, heated towel rail, shaver socket and fan.

**Family Bathroom** 9' 7" x 8' 8" (2.92m x 2.64m)

With side aspect and being fully wall tiled and having a suite consisting of paneled bath, tiled shower cubicle, wash hand basin inset to storage unit with light up mirror over and low-level WC. There is heated towel rail and fan.

**Bedroom 2** 12' 3" x 11' 11" (3.73m x 3.63m)

Overlooking the rear garden and having coving, radiator and power points.

**Breakfast Kitchen** 21' 1" x 12' 3" (6.42m x 3.73m)

Overlooking the rear garden and having an excellent range of fitted units comprising extensive worksurface over matching base units, including a central island unit giving further storage cupboard below. There are wall mounted cupboards above with down lighting, space and plumbing for integrated fridge freezer, dishwasher, washing machine and dryer. There is a waist height NEFF electric oven and grill, four ring induction hob and two 'Belfast style' sinks to each end of kitchen. There is tiled flooring, skylight, radiator, power points, water softener, ceiling spot lights and glazed panel door returning to reception hall.



**Garden Room** 10' 6" x 8' 3" (3.20m x 2.51m)

A charming dual aspect room overlooking the rear gardens with 'Velux' window, tiled flooring, radiator, ceiling spot lights, power points, UPVC doors to the rear garden and glazed panel door to:

**Dining Room** 9' 8" x 18' 10" (2.94m x 5.74m)

With rear garden aspect and having central archway, coving, dado rail, radiator, power points, glazed panel door to kitchen, glazed doors to garden room and door to:



**Office/Snug/Bedroom 4 12' 1" x 8' 9" (3.68m x 2.66m)**

With front aspect and having coving, two telephone points, television point, radiator and power points.

**Living Room 12' 0" x 18' 11" (3.65m x 5.76m)**

With a bow window giving views over the front garden and having gas coal effect fire with marble surround, coving, television aerial point, radiator, wall lighting, power points and telephone point.

**Outside**

The property is approached over a up brick paved driveway with turnaround giving ample parking and leads to **Double Garage** with up and over electric door, power, lighting and service door to side. The remaining front garden is mostly to lawn with a variety of plants and shrubs to borders. There is an outside electric socket on the front of the property. The fully enclosed rear garden is an idyllic space, wonderfully landscaped, mostly laid to lawn with sweeping graveled pathways, paved seating spaces and sloping flower beds and beautiful trees.

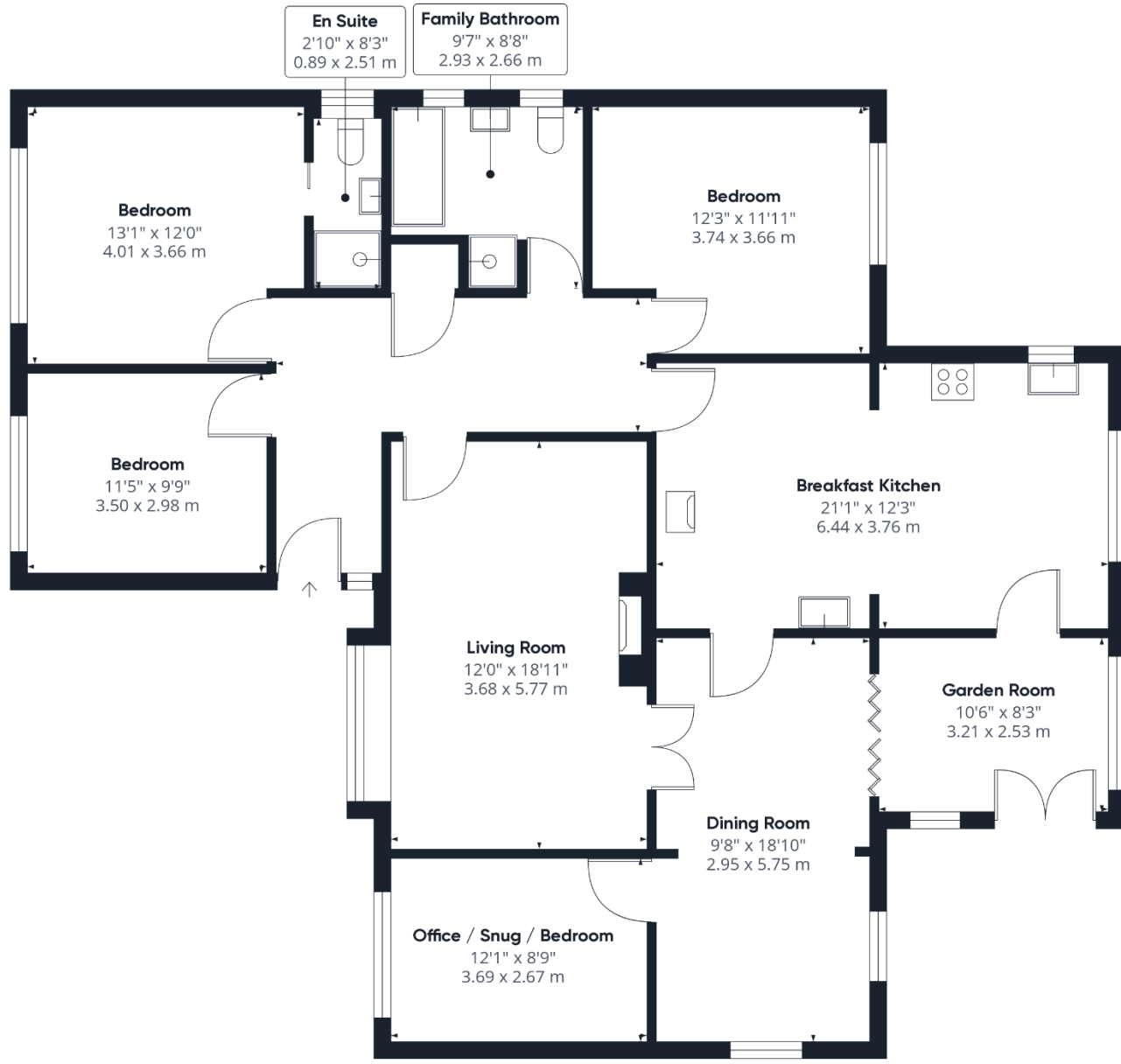
**Further Information**

All main 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 = 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 Building 1

Approximate total area<sup>(1)</sup>  
1542.74 ft<sup>2</sup>  
143.33 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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