



26 Grove Drive

Woodhall Spa, Lincolnshire LN10 6RT

£525,000





26 Grove Drive Woodhall Spa, Lincolnshire LN10 6RT

Lincoln – 19 miles

Grantham – 32 miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)

A superb family home situated to a most appealing position providing a wide range of versatile accommodation including four bedrooms, four reception rooms and kitchen diner. Externally the property is enhanced by integral double garage, ample parking and attractive south facing gardens. A feature of this property is its far-reaching views over open countryside. The shopping, social and educational facilities of this most sought-after Lincolnshire village are within easy walking distance. 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

Front Hallway with uPVC obscure double glazed door to front and wood effect double glazed window; carpeted spindle and balustrade staircase to first floor, carpeted flooring, radiator and power points. Doors to office, living room, part glazed door to kitchen, door to storage space and door to:

Cloakroom with carpeted flooring, low-level WC, wash hand basin inset to vanity unit, heated towel rail and ceiling light.



Office with wood effect double glazed window to front aspect; carpeted flooring, radiator, ceiling light and power points.

Side Lobby with wood effect obscure main entrance door, wood effect double glazed window to rear and patio door to side aspect; There is vinyl flooring, uPVC double glazed doors to garage and door to:

Utility with a good range of storage units to base and wall levels, vinyl flooring, ceiling light, power points and archway leads to:

Kitchen Diner having wood effect double glazed window to rear aspect; a good range of storage units to base and wall level, 1 ½ bowl sink and drainer inset to square edge worktop. There is an integrated fridge and dishwasher, microwave oven, 'Neff' oven, warming drawer and induction hob beneath extractor canopy. There is vinyl flooring, telephone point, water softener, ceiling light, power points and open to:

Sitting Room with wood effect double glazed bay window to front, French doors to conservatory; gas fire to brick and tile fireplace, carpeted flooring, radiators, TV point, ceiling and wall lights and power points.

Dining Room with wood effect double glazed window to front and French doors to rear aspect; carpeted flooring, radiator, ceiling light and power points.

Conservatory having uPVC double glazed windows to sides and rear on dwarf brick walls; carpeted flooring, radiator, wall light and power points.

First Floor

Landing with wood effect double glazed window to front aspect; carpeted flooring, radiator, loft access hatch and ceiling lights. Doors to first floor accommodation.

Bedroom with wood double glazed window to rear aspect; built in wardrobe storage space, carpeted flooring, radiator, ceiling light and power points. Door to **Eaves Storage Space** with carpeted flooring, ceiling light and power points.

Bedroom with wood effect double glazed window to front aspect; carpeted flooring, radiator, power points and wood double glazed door to **Eaves Storage Space**.





Bedroom with wood effect double glazed window to front aspect; carpeted flooring, radiator and power points.

Bathroom with wood effect obscure double-glazed window to side aspect; panel bath with shower over, hand rail, wash hand basin and low-level WC. There are tiles to walls, carpeted flooring, built-in storage space, ceiling light and shaver socket.

Bedroom with wood effect double glazed window to rear aspect; built-in wardrobe and drawer storage spaces with bank of wardrobes and bed surround, carpeted flooring, radiator, ceiling light, power points and door to:

En Suite Shower Room with wood effect obscure double-glazed window to rear aspect; corner shower cubicle with mermaid board surround, low-level WC, heated towel rail and ceiling spotlights.

OUTSIDE

The property is approached through a wide driveway entrance to provide ample off-road parking space for multiple vehicles. The front garden is laid to lawn with mature hedging to the boundaries and plant beds to the front. **Integral Double Garage** with pair of electric doors to front, uPVC double glazed window to rear, floor standing gas fired 'Worcester' combo boiler, space and connections for freezer, washing machine, upright fridge freezer and ceiling light.

The rear garden is predominantly laid to lawn with beautiful southerly views across the neighbouring farmland. With established plant beds throughout the paved patio spaces offering a multitude of seating areas. With timber fencing to the sides and hedging to the rear, this space is served by compost boxes to the corner and a timber potting shed. Personnel gates dividing the front from the rear garden ensuring a pet and child friendly secure space.

ENERGY PERFORMANCE 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.

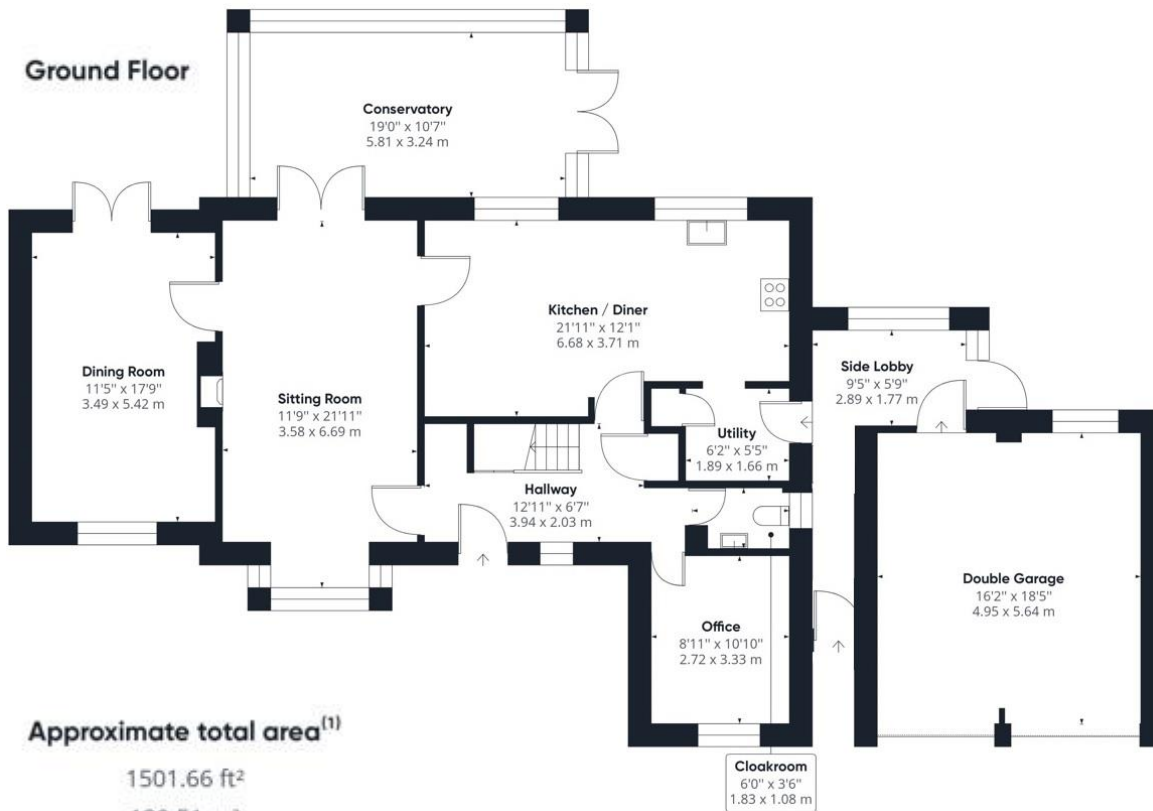
VIEWING: By arrangement with the agent's Woodhall Spa office, 19 Station Road, Woodhall Spa. LN10 6QL
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Email: woodhallspa@robert-bell.org
Website: <http://www.robert-bell.org>

Brochure prepared 27.1.2023





Ground Floor



Approximate total area⁽¹⁾

1501.66 ft²
139.51 m²

Approximate total area⁽¹⁾

764.40 ft²
71.02 m²

Reduced headroom

96.04 ft²
8.92 m²

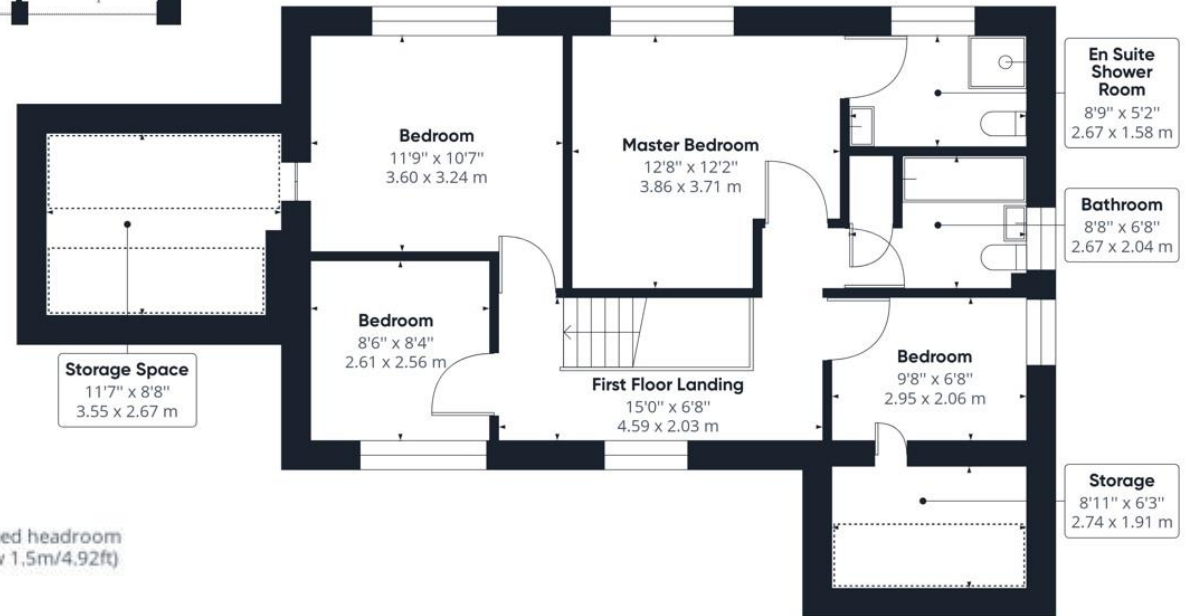
Reduced headroom
(below 1.5m/4.92ft)

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Floor 1



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