



5 Arnhem Way

Woodhall Spa, Lincolnshire LN10 6TJ

£615,000

BELL
ROBERT BELL & COMPANY



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Lincoln – 19 miles

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

Boston – 17 miles

(Distances are approximate)

A truly deceptive home of some significant appeal providing a wide range of thoughtfully designed accommodation including three bedrooms and superb living areas. This versatile property is enhanced by its stylish kitchen and bathroom, ensuite to main bedroom and attention to detail. Outside the property has a carriage driveway providing ample parking for several vehicles and leads to integral garage. The rear garden offers excellent privacy and is attractively landscaped with low maintenance in mind. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance.



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 into the property inset to storm porch is gained through a uPVC door into:



Reception Hall

With coved ceiling, wood effect flooring, built-in airing cupboard and ceiling spot lights. The hall opens into:

Snug 12' 5" x 9' 0" (3.78m x 2.74m)

A useful area in the heart of the home having views over the rear garden, two full height fitted cloaks cupboards, radiator and power points.

Living Room 18' 0" x 14' 0" (5.48m x 4.26m)

A dual aspect room including bow window to front aspect and having electric coal effect fire set to decorative surround and tiled hearth. There is wood effect flooring, coved ceiling, radiator and power points.

Open Plan Dining Kitchen 26' 9" x 10' 11" (8.15m x 3.32m)

The 'Hub' of the home, thoughtfully reconfigured in recent times for modern living.

Dining Area 14' 3" x 10' 11" (4.34m x 3.32m)

With front aspect and having coved ceiling, radiator, wood effect flooring and power points.

Kitchen Area 12' 10" x 10' 11" (3.91m x 3.32m)

With a stylish range of fitted units comprising sink inset to composite worksurface over base units including integrated dishwasher. To opposite wall there is further fitted worksurface, four ring electric hob, integrated fridge, wall mounted filter hood, Fisher & Paykel combination oven and conventional oven and larder cupboard to one end. There is a central granite covered island unit over further base cupboards, wood effect flooring, coved ceiling, power points and ceiling spot lights. The room opens to:

Breakfast Area 14' 3" x 7' 3" (4.34m x 2.21m)

A natural light filled room from six 'Velux' skylights with views over the rear garden, uPVC patio doors to courtyard garden and door to:

Garden Room 11' 9" x 11' 8" (3.58m x 3.55m)

With pleasing views over the garden and having coved ceiling, radiator, power points and sliding uPVC door to:





Conservatory 11' 6" x 7' 6" (3.50m x 2.28m)

Overlooking the rear garden and having underfloor heating, wood effect flooring, power points and uPVC door to courtyard patio.

Utility/Boot Room 10' 2" x 9' 0" (3.10m x 2.74m) max

With worksurface, wall mounted cupboards above and further worksurface to opposite side over space and plumbing for washing machine. There is a service door to integral garage and door to 'Walk in Pantry'.

Bedroom 1 15' 0" x 14' 6" (4.57m x 4.42m)

A superb main bedroom having patio door to the rear garden, wood effect flooring, radiator, power points and door to **En-Suite** with a stylish suite comprising easy access shower cubicle, wash hand basin and a low-level WC. There is tiled flooring, heated towel rail, heat exchanging fan, ceiling spot lights and shaver point.

Bedroom 2 12' 1" x 9' 9" (3.68m x 2.97m)

With a side aspect and having two built-in double wardrobes, coved ceiling, wood effect flooring, radiator and power points.

Bedroom 3 10' 6" x 10' 7" (3.20m x 3.22m)

With front aspect and having views from the front, coved ceiling, radiator and power points.

Bathroom

With a suite comprising panelled bath, easy access shower cubicle, wash hand basin and a low-level WC. There is a heated towel rail and towel rail.

Outside

The property is approached over a double entrance carriage driveway proving ample parking for several vehicles and leads to **Integral Garage 20' 4" x 9' 0" (6.19m x 2.74m)** having electric up and over door, strip lighting, power points and service door into the property. The attractive enclosed rear garden is laid with low maintenance in mind to paving with gravelled borders containing a wide variety of ornamental shrubs to borders.

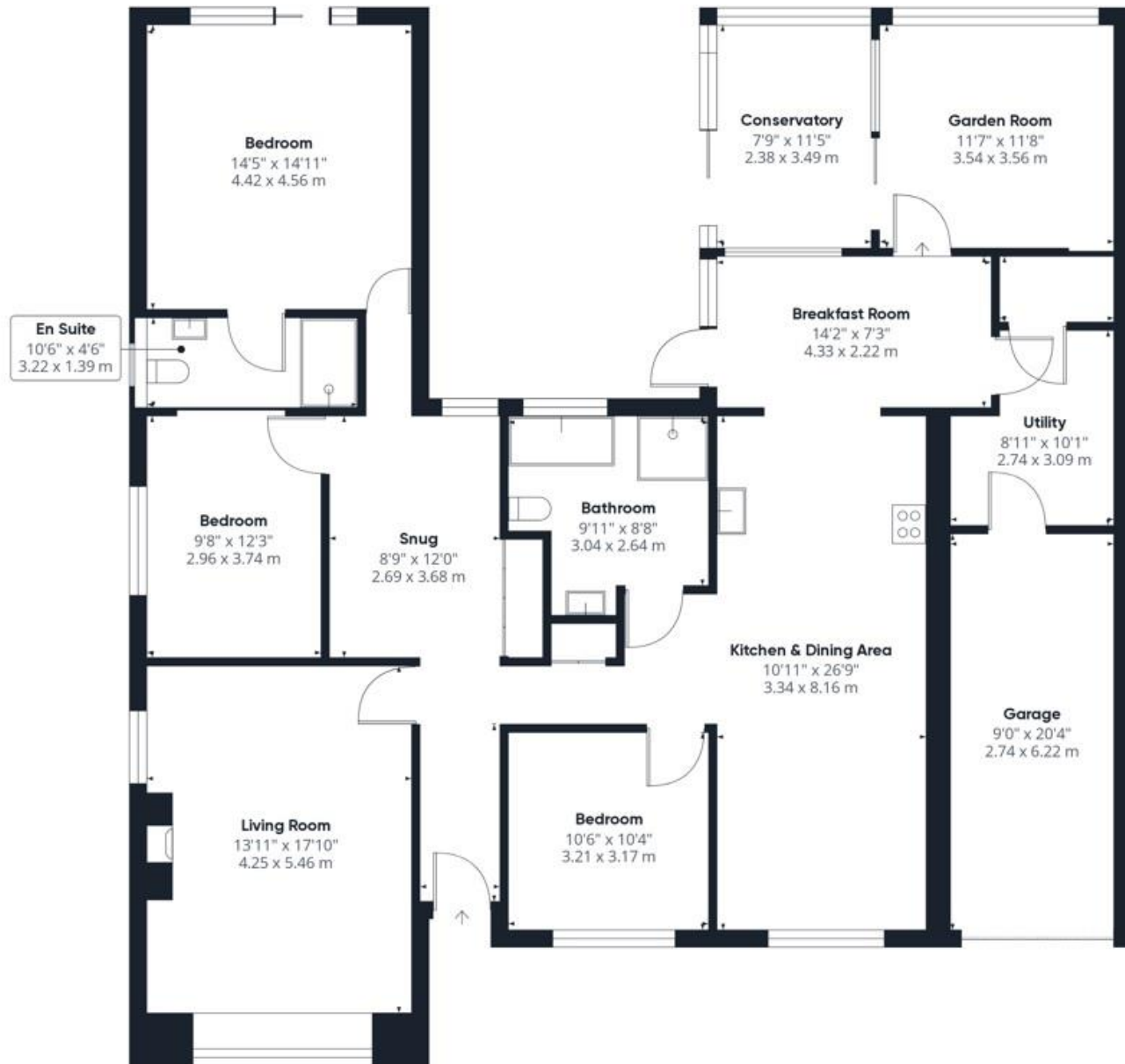
Further Information

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 = 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.

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