



17 Arnhem Way
Woodhall Spa, Lincolnshire LN10 6TJ

£465,000
NO ONWARD CHAIN



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Lincoln – 19 miles

Grantham – 31 miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)



Situated along the highly regarded Arnhem Way stands this exceptionally well presented three double bedroom detached bungalow. The property has recently undergone an extensive range of upgrading and reconfiguring to provide a superb home. Internally the property is enhanced by large breakfast kitchen, lounge diner and en-suite to main bedroom. Outside there is parking for several vehicles, garage and mature landscaped gardens offering excellent privacy. 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 is gained through a UPVC door into:

Entrance Lobby

With tiled flooring, lighting and glazed panel door to:



Reception Hall

With deep built-in double cloaks cupboard, coved ceiling, radiator, power points and door to accommodation including:

Breakfast Kitchen 17' 8" x 10' 7" (5.38m x 3.22m)

A dual aspect room with a stylish range of recently fitted units comprising one and a half sink drainer inset to worksurface over base units including integral dishwasher, fridge and freezer. There is a four-ring gas hob, electric oven, larder cupboard and filter hood over the hob. There are ceiling spot lights, tiled flooring, radiator, power points and UPVC door to the side of the property.

Utility Room 7' 4" x 6' 7" (2.23m x 2.01m)

With side aspect and having fitted worksurface over base units and space and plumbing for washing machine. There is tiled flooring and power points.

Lounge Diner 29' 5" x 12' 11" (8.96m x 3.93m)

Dining Area 14' 0" x 10' 7" (4.26m x 3.22m)

With side aspect and having wood effect flooring, coving, radiator and power points.

Lounge Area 15' 8" x 12' 11" (4.77m x 3.93m)

Being dual aspect including UPVC patio door to the rear garden. There is feature fire place, coved ceiling, television point, radiator and power points.

Bedroom 1 13' 6" x 12' 8" (4.11m x 3.86m)

With front aspect and having coved ceiling, radiator, power points and door to **En-Suite** with a suite comprising large shower cubicle, wash hand basin over vanity unit and a low-level WC. There is tiled flooring and a heated towel rail.

Bedroom 2 13' 5" x 10' 5" (4.09m x 3.17m)

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





Bedroom 3 11' 0" x 9' 9" (3.35m x 2.97m)

With a side aspect and having coved ceiling, radiator and power points.

Bathroom

With a white suite comprising P-shaped bath having shower over, wash hand basin over vanity unit and a low-level WC. There is tiled flooring, ceiling spot lights and a heated towel rail.

Outside

The property is approached over a driveway providing ample parking for several vehicles and leads to **Garage**, with electric up and over door, power, lighting and service door to the rear. The remaining front garden is laid to lawn with a variety of decorative shrubs to borders. The rear garden is predominantly laid to lawn with a wide variety of mature trees and ornamental shrubs to borders. There is a patio area off the lounge and outside lighting.

Further Information

All mains services. Gas fired 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 = E



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



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