



11 St Peters Drive
Woodhall Spa, Lincolnshire LN10 6SY

£350,000

BELL



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Woodhall Spa, Lincolnshire LN10 6SY

Lincoln – 19 miles
Grantham – 32 miles
Boston – 19 miles

(Distances are approximate)

A two bedroom detached bungalow pleasantly situated within easy walking distance of the many shopping and social facilities of this most sought after of Lincolnshire villages. The property has undergone an extensive range of upgrading and thoughtfully extended to provide a striking open plan living kitchen with bi-folding doors to the south westerly facing gardens. There is a further dual aspect reception room and en-suite to main bedroom, ample parking for several vehicles and detached garage. A view is highly recommended to fully appreciate the accommodation 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 into the property is gained through a uPVC door into:

Reception Hall

With LVT flooring, ceiling spot lights, built-in airing cupboard, radiator, power points and door to:





Living Kitchen 21' 9" x 16' 0" (6.62m x 4.87m)

A superb room with 'Velux' windows and bi-folding doors providing excellent natural light and south westerly views over the garden. The kitchen area has been fitted with a stylish range of units comprising sink drainer inset to worksurface over base units including integral dishwasher and washing machine. There is a four-ring induction hob, electric oven, integrated microwave oven, wall mounted cupboards above with downlighting, filter hood over the hob and space for American style fridge. There is a large central island unit over further base units extending to prove breakfast bar. The room has ceiling spotlights, radiator and power points.

Sitting Room 21' 0" x 12' 4" (6.40m x 3.76m) narrowing to 81 (2.44m)

A dual aspect room with views to the front and rear being of an irregular shape, is ideal for and currently used as a sitting room to the front having feature fireplace, LVT flooring, radiator and power points. The remaining room is used as a home office with patio door to the rear garden.

Bedroom 1 11' 9" x 10' 1" (3.58m x 3.07m)

With front aspect and having a range of fitted wardrobes, radiator, power points and door to **En-Suite** with a suite comprising shower cubicle, wash hand basin over vanity unit and a low-level WC. There is LVT flooring, ceiling spot light and a heated towel rail.

Bedroom 2 9' 0" x 8' 8" (2.74m x 2.64m)

With rear aspect and having two fitted wardrobes, radiator and power points.

Bathroom

With a suite comprising panelled bath with shower over, wash hand basin over vanity unit and a low-level WC. There is LVT flooring and ceiling spot lights.





Outside

The property is approached over a driveway providing ample parking for several vehicles and leads to **Detached Garage**, having up and over door. The remaining front garden is laid with low maintenance in mind to slate shingle. The enclosed south westerly facing gardens are predominantly laid to lawn with thoughtfully designed patio area.

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 = C
EPC RATING = D

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.

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Brochure prepared 7.05.2024







TOTAL AREA: APPROX. 102.3 SQ. METRES (1101.3 SQ. FEET)

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