



36 St Leonards Close  
Woodhall Spa, Lincoln, Lincolnshire LN10 6SX

£249,950

**BELL**





## 36 St Leonards Close

Woodhall Spa, Lincolnshire LN10 6SX

Lincoln – 19 miles  
Grantham – 32 miles  
Boston – 17 miles

(Distances are approximate)

An exceptionally well presented three bedroom detached house pleasantly situated within this popular residential area. Internally the property is enhanced by open plan lounge diner, conservatory and stylish kitchen. Outside there is enclosed courtyard garden, garage and parking. 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 leading into:

### Reception Hall

With staircase to the first floor with storage below and having radiator, power points, door to kitchen and door to:







### Lounge Diner

#### Lounge Area 15' 6" x 10' 8" (4.72m x 3.25m)

With front aspect and having feature fire fireplace set to tiled hearth and having radiator, dado rail, power points and archway to:

#### Dining Area 9' 0" x 9' 1" (2.74m x 2.77m)

With radiator, dado rail, power points and door to:

#### Conservatory 7' 10" x 7' 2" (2.39m x 2.18m)

Overlooking the courtyard garden and having tiled flooring, radiator, power points and door to rear.

#### Kitchen 11' 6" x 7' 7" (3.50m x 2.31m)

With garden view and having a stylish range of fitted units comprising sink inset to worksurface over base units including space and plumbing for washing machine. There is a four-ring electric hob over electric oven, wall mounted cupboards above and filter hood over the hob. There are ceiling spot lights, larder cupboard, tiled flooring, power points and uPVC door to the side of the property.

### First Floor

#### Landing

With power points and door to:

#### Bedroom 1 12' 4" x 9' 2" (3.76m x 2.79m)

With box bay window to front aspect and having radiator and power points.

#### Bedroom 2 12' 1" x 10' 8" (3.68m x 3.25m)

With rear aspect and having radiator and power points.

#### Bedroom 3 8' 9" x 8' 3" (2.66m x 2.51m)

With front aspect and having radiator and power points.

### Shower Room

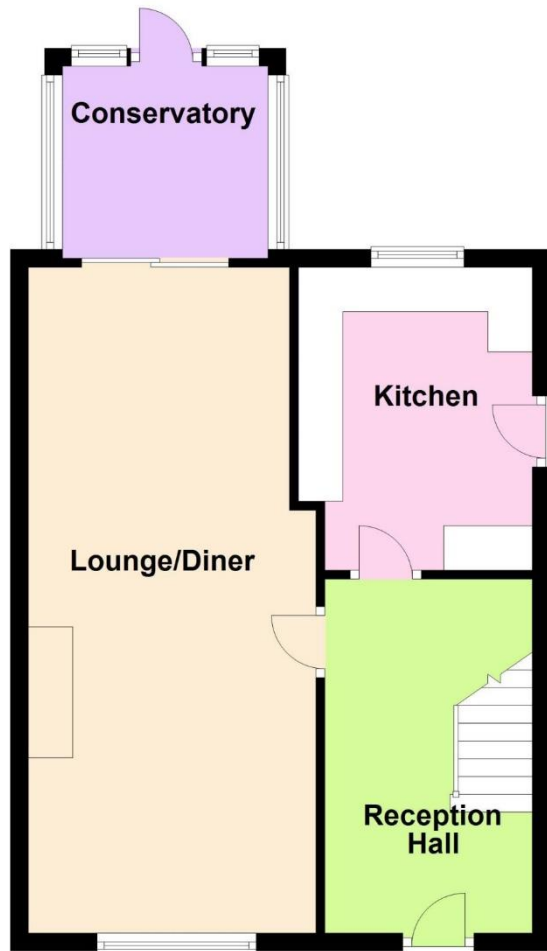
Being fully wall tiled and having a white suite comprising corner shower cubicle, wash hand basin over vanity unit and a low-level WC. There are ceiling spot lights and a heated towel rail.

### Outside

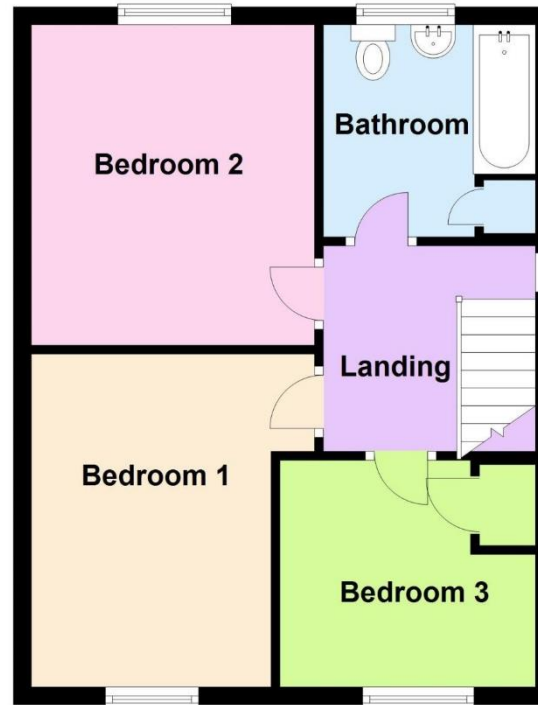
The property is approached over a gravelled driveway providing parking and leads to **Garage**, with up and over door. The enclosed courtyard garden is laid with low maintenance in mind to paving.



## Ground Floor



## First Floor



### 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 = E

**VIEWING:** By arrangement with the agent's Woodhall Spa Office.

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Brochure prepared 15.05.2024

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