



Kabrit, 35 Woodland Drive
Woodhall Spa, Lincolnshire LN10 6YG

£435,000





Kabrit, 35 Woodland Drive Woodhall Spa, Lincolnshire LN10 6YG

Lincoln – 19 miles

Grantham – 33 miles (with East Coast rail link to London)

Boston – 18 miles

(Distances are approximate)

A well presented three bedroom detached bungalow pleasantly situated to the fringe of the village providing south facing views over open countryside. Internally the property is further enhanced by two reception rooms, conservatory and bathroom en-suite to the main bedroom. There is ample parking for several vehicles, garage and attractive rear gardens. The shopping, social and educational facilities of this most sought after Lincolnshire village are all within reasonable 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

A spacious hallway with full height double cloaks cupboard, double linen cupboard and airing cupboard. There is coved ceiling, radiator, power points and glazed panel door to:



Breakfast Kitchen 11' 5" x 10' 11" (3.48m x 3.32m)

With front aspect and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including integral dishwasher and fridge. There is a four-ring electric hob, electric oven, wall mounted cupboards above with filter hood over the hob and larder cupboard to one end. There is coved ceiling, tiled flooring, radiator, power points and door to:

Utility Room 11' 0" x 6' 0" (3.35m x 1.83m)

With side aspect and having a stainless steel sink drainer inset to worksurface over space and plumbing for washing machine and tumble dryer. There is tiled flooring, radiator, power points and uPVC door to side.

Dining Room 11' 5" x 11' 2" (3.48m x 3.40m)

With double aspect to the side of the property and having coved ceiling, radiator, power points and archway to:

Living Room 15' 11" x 11' 2" (4.85m x 3.40m)

With rear aspect and having a gas coal effect fire set to decorative surround, coved ceiling, radiator and power points. There is a glazed panel door returning to reception hall and sliding uPVC door to:

Conservatory 15' 0" x 8' 0" (4.57m x 2.44m)

Providing most appealing views over the rear garden and open countryside beyond. There is tiled flooring, radiator, power points and patio doors to garden.



Bedroom 1 13' 4" x 11' 10" (4.06m x 3.60m)

With garden views and having a range of fitted wardrobes, vanity unit over drawers and two further wardrobes. There are coved ceilings, radiator, power points and door to **En-Suite 9' 10" x 5' 4" (2.99m x 1.62m)** being fully wall tiled and having a cream coloured suite comprising spa bath with shower over, pedestal wash hand basin and a low-level WC. There is coved ceiling and radiator.

Bedroom 2 11' 1" x 10' 0" (3.38m x 3.05m)

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



Bedroom 3 10' 0" x 8' 7" (3.05m x 2.61m)

Overlooking the rear garden and having coved ceiling, radiator and power points.

Bathroom

Being fully wall tiled and having a suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is tiled flooring, coved ceiling and radiator.

Outside

The property is approached over a driveway providing ample parking for several vehicles and leads to **Adjoining Garage 17' 0" x 9' 9" (5.18m x 2.97m)** with electric up and over door, power, lighting and service door to the rear. The remaining front garden is decoratively landscaped with low maintenance in mind. The south facing rear garden is predominantly laid to lawn with a variety of decorative shrubs to borders. There is a paved patio off the conservatory and paved area to the side. A particularly appealing feature of this property is its private gardens overlooking open countryside.

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 = D

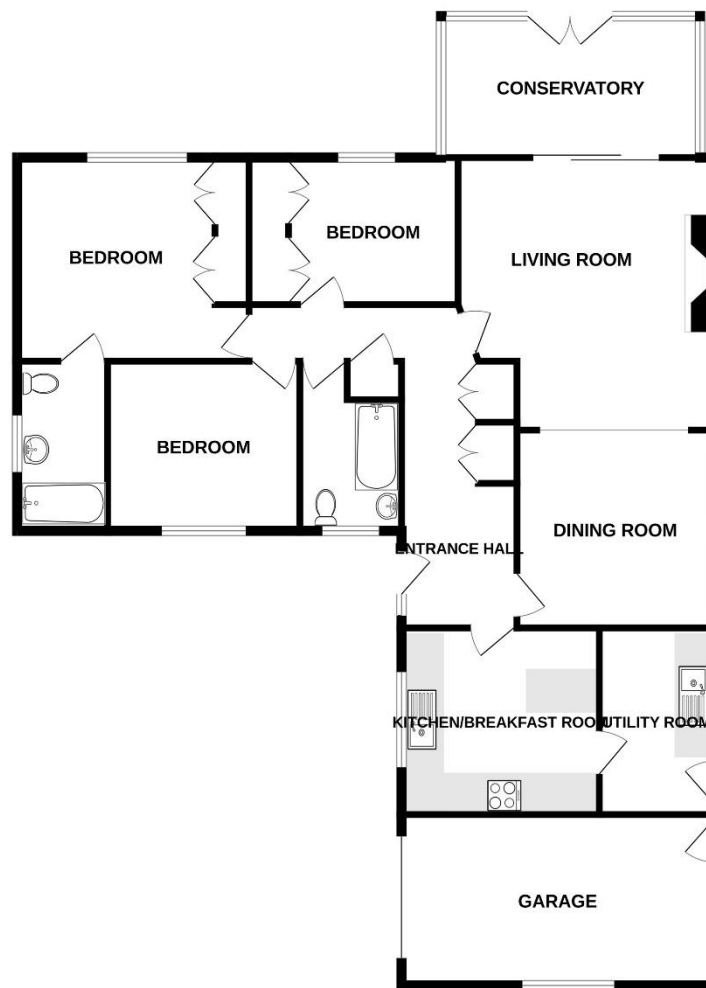
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

The agents have not been privy to the contents of the Title of the property and cannot in any way formally 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
1467 sq.ft. (136.3 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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