



6 Bennetts Mill Court  
Woodhall Spa, Lincoln, Lincolnshire LN10 6AE

£285,000

**BELL**





## 6 Bennetts Mill Court Woodhall Spa, Lincolnshire LN10 6AE

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

(Distances are approximate)

An exceptionally well presented three bedroom semi detached house discreetly tucked away to a small cul-de-sac yet within a short walk from all the many shopping and social facilities this highly sought after Lincolnshire village provides. The property has been significantly upgraded and extended in recent times including new kitchen/breakfast room and bathroom and thoughtfully designed extension to the kitchen. Outside the property has side by side parking and attractively landscaped rear garden designed with low maintenance in mind. The property backs onto mature woodland providing a most appealing outside entertaining area. A viewing is highly recommended to fully appreciate the standard of fitment and setting 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 leading into:

### **Entrance Lobby**

With staircase to the first floor and having useful alcove for coats, wood effect flooring, radiator, power points and door to:





**Lounge 15' 4" x 12' 1" (4.67m x 3.68m)**

With double aspect from the front of the property through sliding sash windows and having television point, radiator, wood effect flooring, power points and door to:

**Kitchen/Breakfast Room 15' 2" x 12' 1" (4.62m x 3.68m)**

With a recently fitted range of stylish units comprising sink drainer inset to worksurface over base units including integral dishwasher, washing machine and fridge over freezer. There is a four-ring electric hob, electric double oven, wall mounted cupboards above with downlighting and filter hood over the hob. There is wood effect flooring, radiator, power points and door to cloakroom. The kitchen is open plan to:

**Sun Room 11' 8" x 9' 0" (3.55m x 2.74m)**

A superb addition to the home, overlooking the rear garden and having 'Velux' window, ceiling spot lights, radiator wood effect flooring, power points and uPVC double doors to the rear garden.

**Cloakroom**

With low-level WC and wash hand basin, wood effect flooring and extractor fan.

**First Floor**

**Landing**

With built-in airing cupboard and power points. There is a drop-down loft ladder and door to:

**Bedroom 1 12' 0" x 9' 10" (3.65m x 2.99m)**

With double aspect to the front and having radiator, power points and door to **En-Suite**, having a low-level WC and wash hand basin over vanity unit. There is wood effect flooring, heated towel rail and extractor fan.

**Bedroom 2 9' 2" x 8' 9" (2.79m x 2.66m)**

Overlooking the rear garden and having radiator and power points.

**Bedroom 3 9' 2" x 6' 0" (2.79m x 1.83m)**

With views over the rear garden and woodland beyond and having radiator and power points.

**Shower Room**

With a white suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is a heated towel rail and extractor fan.







**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.

19 Station Road, Woodhall Spa. LN10 6QL.

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Brochure prepared 22.05.2024

## Outside

The property is located to the far end of Albany Road to St Peters Drive, turn right on St Peters and Bennetts Mill Court is tucked away to the right. The property is approached over a double width block paved driveway providing side by side parking. The enclosed rear garden is thoughtfully landscaped with low maintenance in mind to shingle with paved patio areas and paved pathway to the side having two timber storage sheds. There is outside lighting, power points and a water tap.

## 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 = B

EPC RATING = C



TOTAL AREA: APPROX. 85.5 SQ. METRES (920.7 SQ. FEET)

### DISCLAIMER

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