



**2 Tower Drive**  
Woodhall Spa, Lincoln, Lincolnshire LN10 6UG

**£455,000**

**BELL**



## 2 Tower Drive

Woodhall Spa, Lincoln LN10 6UG

Lincoln – 20 miles  
Grantham – 33 miles  
Boston – 19 miles

(Distances are approximate)

A well-presented three bedroom detached bungalow pleasantly situated off Horncastle Road a short walk from the Woodhall Spa Golf Club practice ground and attractive woodland walks. Internally the property is enhanced by providing inviting entrance hall, two reception rooms, conservatory and breakfast kitchen. Outside the property enjoys westerly facing rear gardens, timber cabin, garage and most appealing 'carriage' in and out driveway. An extensive range of shopping and social facilities can be found within this most sought-after Lincolnshire village.



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 full height double cloaks cupboard to one side, coving, parquet flooring, radiator and glazed panel door to:

#### **Reception Hall**

Being a wide-open hall having built-in double airing cupboard, coving, radiator, access to roof space, telephone point and door to:

#### **Lounge 22' 0" x 13' 5" (6.70m x 4.09m)**

With a double aspect over front garden and having steel multi-fuel wood burning stove set to decorative surround, coved ceiling, radiator, television aerial point, power points and door to:

#### **Dining Room 13' 11" x 10' 10" (4.24m x 3.30m)**

With rear aspect, coved ceiling, power points, door to kitchen and uPVC door to:

#### **Conservatory 9' 5" x 8' 10" (2.87m x 2.69m)**

Over-looking the rear garden and having tiled flooring, power points and uPVC door to rear garden.

#### **Breakfast Kitchen 13' 11" x 10' 10" (4.24m x 3.30m)**

With rear garden views and having a range of fitted units comprising single drainer sink unit inset to ample work surface over matching base units including space and plumbing for washing machine. There is a four-ring electric hob over electric double oven, wall mounted cupboards, extractor fan over hob, coved ceiling, tiled flooring, radiator, power points, door returning to reception hall and glazed timber door to rear garden.



#### **Bedroom 1 11' 6" x 10' 11" (3.50m x 3.32m) excluding wardrobe space**

With front garden views and having a range of fitted wardrobes on two sides with sliding mirrored doors, coved ceiling, radiator and power points.

#### **Bedroom 2 12' 6" x 9' 11" (3.81m x 3.02m)**

Over-looking the rear garden and having coved ceiling, radiator and power points.

#### **Bedroom 3 10' 4" x 11' 1" (3.15m x 3.38m)**

With rear garden views and having coved ceiling, radiator and power points.



### **Bathroom**

Being fully wall tiled and having panelled bath, separate shower cubicle, pedestal wash hand basin, coved ceiling and radiator.

### **Separate WC**

With low-level WC, wash hand basin, coved ceiling, decorative wall tiling and tiled flooring.

### **Outside**

The property is approached over a double entrance 'in and out' driveway providing parking for several vehicles and leads to **Garage** with electric up and over door, power, lighting and service door to rear. The remaining front garden is laid to gravel with brick dwarf wall to front boundary. The fully enclosed westerly facing rear garden is mostly laid to lawn with a wide variety of decorative shrubs to borders. There is a timber cabin, greenhouse and area enclosed for vegetable plots.

### **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 = D

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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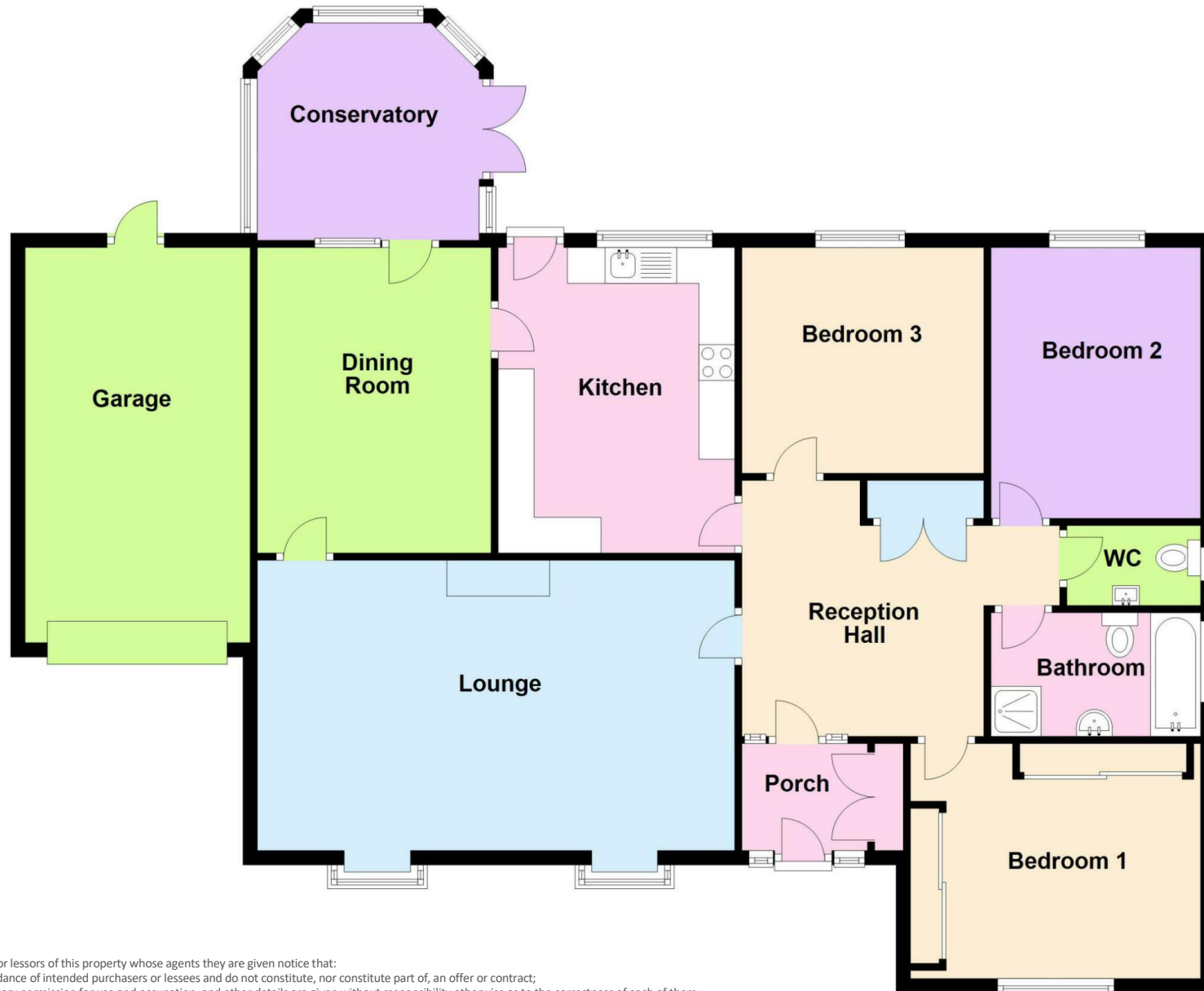
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## Ground Floor



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