



**Westphal**  
Sandy Bank, New York, Lincoln, Lincolnshire LN4 4YG

£350,000

**BELL**



# Westphal

Sandy Bank, New York, Lincoln LN4 4YG

Lincoln – 25 miles  
Grantham – 33 miles  
Boston – 9 miles  
Coningsby – 4 miles

(Distances are approximate)

A detached bungalow providing a wide range of versatile accommodation including three double bedrooms, two reception rooms and stylish kitchen diner. The property stands to a rural setting within attractive grounds of nearly half an acre enhanced by mature south facing private gardens, ample parking for many vehicles and double garage. The shopping, social and educational facilities can be found within the nearby villages of Coningsby and Tattershall with the larger Georgian market town of Boston also a short drive away. A viewing is highly recommended to fully appreciate the setting on offer.



## Accommodation

Entrance into the property is gained through a uPVC door into:

## Entrance Lobby

With feature porthole window, power points, timber door to the kitchen and glazed panel timber door to:

## Sitting Room 16' 4" x 12' 0" (4.97m x 3.65m)

An appealing dual aspect room including uPVC patio doors to garden. There is an electric coal effect fire set to decorative surround and feature open brick wall extending to provide T.V stand and shelving. There are coved ceilings, radiator, power points and glazed panel door to:



#### **Inner Hall**

With radiator, power points, doors to two of the bedrooms, bathroom and:

#### **Kitchen Diner 15' 1" (4.59m) extending to 19' 5" (5.91m) x 11' 9" (3.58m)**

With views towards the garden and having a stylish range of fitted units comprising porcelain sink drainer inset to worksurface over base units including integral dishwasher and space with plumbing for washing machine. There is a four-ring electric hob, electric double oven, integral fridge and wall mounted cupboards above with downlighting. Set to one end is an interesting circular retro style 'Dining Booth' with fitted bench to each side. There is tiled flooring, radiator, power points, door returning to the entrance lobby and glazed panel door to:

#### **Dining Room 12' 0" x 12' 0" (3.65m x 3.65m)**

With views towards the garden and uPVC door to outside, there is tiled flooring, coved ceiling, radiator, power points and door to:

#### **Bedroom 3 12' 0" x 12' 0" (3.65m x 3.65m)**

Currently used as a home office and having views to the rear, radiator and power points.

Being off the inner hall

#### **Bedroom 1 11' 10" x 11' 0" (3.60m x 3.35m)**

With garden views and having radiator and power points.

#### **Bedroom 2 11' 9" x 11' 10" (3.58m x 3.60m)**

With rear aspect and having radiator and power points.

#### **Shower Room 9' 8" x 7' 10" (2.94m x 2.39m)**

Predominantly wall tiled and having a suite comprising large walk-in shower cubicle, wash hand basin over vanity unit and a low-level w.c. There is tiled flooring, heated towel rail and built-in airing cupboard housing the central heating boiler.





### Outside

The property is approached over a long, gravelled driveway providing ample parking for many vehicles, space for turning and leads to **Double Garage 24' 0" x 16' 8" (7.31m x 5.08m)** with two up and over doors, power and lighting. The formal gardens are to the south side predominantly laid to lawn with a wide variety of mature shrubs and trees to borders. There is a paved patio area with electrical power point, timber garden shed, greenhouse with electrical power point and an area formally used for vegetable plots. There is a further area of lawned garden with mature shrubs to borders near the patio doors to the living room.

### Further Information

Mains electricity and water. Drains to a private system. Oil fired 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 = E

**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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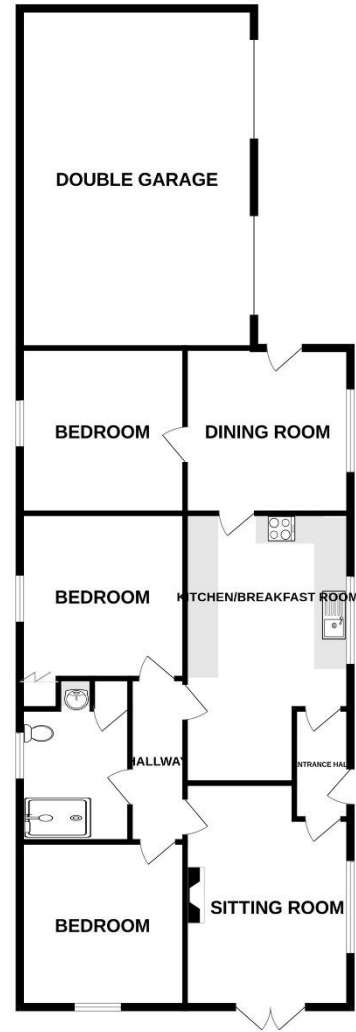
Website: <http://www.robert-bell.org>

Brochure prepared 24.06.2024





GROUND FLOOR  
1514 sq.ft. (140.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1514 sq.ft. (140.7 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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