



23 Grove Drive
Woodhall Spa, Lincolnshire LN10 6RT

£499,950

BELL



23 Grove Drive Woodhall Spa

A delightful four bedroom property set to a cul de sac of similar properties, providing spacious family accommodation to this popular, well-served village. With an attractive, open plan sitting / dining room / conservatory arrangement, alongside kitchen and utility to the ground floor, and internal access to the double garage, the property boasts entrance hallway, office, cloakroom to the ground floor; four bedrooms (one with en-suite), and family bathroom to the first floor.

The property occupies a desirable position to the south-eastern fringe of the village of Woodhall Spa, with a full range of services and amenities including schooling, shops, supermarket and doctor's surgery plus a range of public transport links.



ACCOMMODATION

Hallway with uPVC double glazed obscure front entrance door with matching side panels, carpeted, spindle and balustrade staircase up to first floor, wood effect flooring, radiator, ceiling light and power points. Doors to accommodation including:

Office with uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling light with ornate ceiling rose and power points.

Cloakroom with low level WC, wash hand basin, radiator, wood effect flooring, tiles to walls, fan and ceiling light.



Kitchen having uPVC double glazed window to front aspect; a range of base and wall units, 1 1/2 bowl sink and drainer inset to square edge worktop with space and connections for American style fridge freezer, dishwasher, Lamona oven and grill, induction hob beneath extractor canopy. Tiled floor, radiator power points. Door to:

Utility having uPVC double glazed patio door to rear, window to side aspect, base and wall units, Lamona sink and drainer inset to square edge worktop surface with space and connections for washing machine and dryer. Tiled floor, radiator, ceiling spotlights and power points.

Sitting Room having uPVC double glazed bay window to front, window to side aspect; gas fire inset to polished stone surround, wood effect flooring, radiator, light to ceiling with ornate ceiling rose, further lights to walls and power points. Open to:

Dining Room with wood effect flooring, radiator, ceiling light and power points. uPVC double glazed bi fold doors to rear, to;

Conservatory having uPVC double glazed windows to sides and rear, French doors to side aspect with polycarbonate pitched roof; tiled flooring, TV point and power points.

First Floor

Gallery Landing with uPVC double glazed window to front aspect; loft access hatch, carpeted floor, radiator and ceiling light. Built in storage cupboard and doors to:

Bedroom with uPVC double glazed window to front aspect; radiator, carpeted flooring and power points.

Bedroom with uPVC double glazed window to rear aspect; carpeted flooring, radiator and power points.

Bedroom with uPVC double glazed window to rear aspect; carpeted flooring, radiator and power points.





Family Bathroom having uPVC double glazed obscure window to rear aspect; free standing bath on ball and claw feet with shower attachment, pedestal wash hand basin and low-level WC. Tiled walls and to floor. Radiator, shaver socket and ceiling spotlights.

Main Bedroom having uPVC double glazed window to rear aspect; carpeted flooring, radiator and power points. Open doorway to dressing room, with further door to:

En-Suite Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with shower over, wash hand basin, low-level WC, tiles to floor and walls. Radiator and ceiling light.

OUTSIDE

The property is approached to the front, through double vehicle gates and up brick paved driveway, providing ample off road parking space for multiple vehicles and access to **Double Garage** with electric roller shutter door, uPVC double glazed obscure door and window to rear, base and wall units, light and power.

The front and rear gardens are predominately laid to lawn, with a range of established flowers and shrubs throughout. Both private spaces, the gates and fencing ensure a child and pet friendly, secure environment. The rear garden offers paved patio seating space leading off the conservatory, and to one corner.

East Lindsey District Council- Tax band: E

ENERGY PERFORMANCE RATING: C

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.

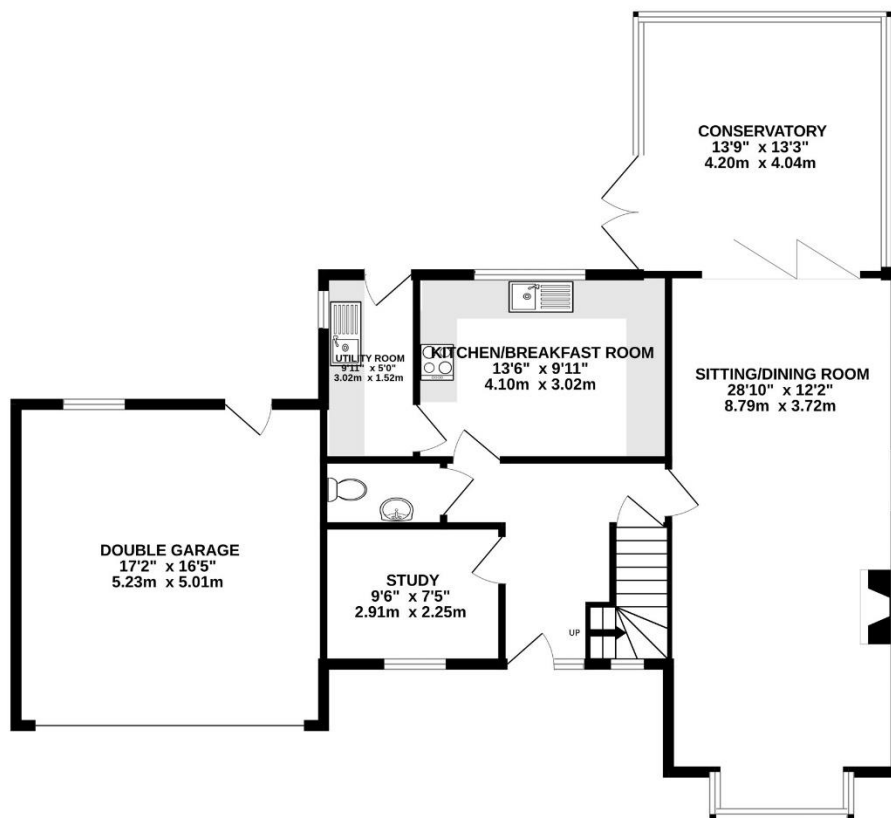
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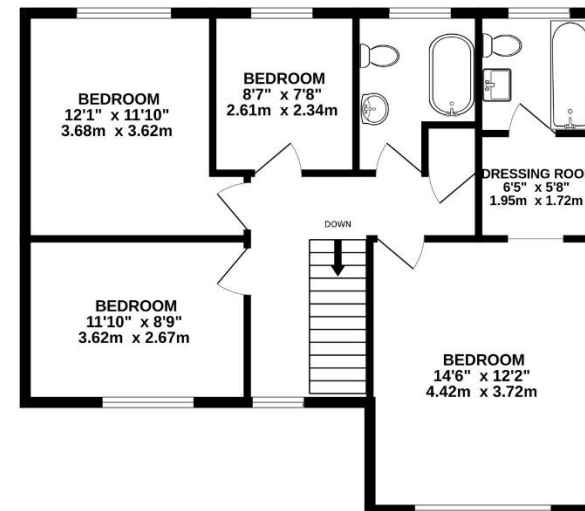




GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1890 sq.ft. (175.6 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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