



11 New Road  
Martin Dales, Woodhall Spa, Lincolnshire LN10 6XW

£225,000  
NO ONWARD CHAIN







# 11 New Road

Martin Dales, Lincolnshire LN10 6XW

Lincoln – 17 miles  
Grantham – 30 miles  
Boston – 18 miles  
Woodhall Spa – 2 miles

(Distances are approximate)

A three bedroom semi-detached house situated to a most appealing setting with attractive views over the Lincolnshire countryside. Internally the property is enhanced by double aspect sitting/dining room with patio doors overlooking the large mature rear garden and stylish kitchen with underfloor heating. Outside there are good sized front and rear gardens. The highly sought after Lincolnshire village of Woodhall Spa is a short drive away with its wide range of shopping, social and educational facilities.

## Accommodation

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

## Reception Hall

Having staircase to the first floor with storage below. There is coved ceiling, radiator, power points and door to:

## Sitting/ Dining Room 25' 2" x 11' 4" (7.66m x 3.45m)

A superb double aspect room including uPVC patio doors to the rear garden. There is cast iron smokeless multi-fuel stove to one end and feature fireplace to opposite end, coved ceiling, radiator, power points and door to:

## Kitchen 11' 8" x 7' 2" (3.55m x 2.18m)

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 fridge. There is a four-ring electric hob over electric oven, wall mounted cupboards above, filter hood over the hob and double larder cupboard. There is under floor heating, coved ceiling, tiled flooring, power points and glazed panel door to:







### **Rear Lobby**

Having door to wood store, uPVC door to side of property, door to utility room and door to:

### **Cloakroom**

With a low-level WC and radiator.

### **Utility Room/Workshop 12' 5" x 7' 0" (3.78m x 2.13m)**

With space and plumbing for washing machine.

### **First Floor**

#### **Landing**

With front aspect and having coved ceiling, radiator, access to roof space, being partly renovated loft space with Velux window and door to:

#### **Bedroom 1 13' 8" x 11' 3" (4.16m x 3.43m)**

With far reaching views over rural Lincolnshire and having coved ceiling, radiator and power points.

#### **Bedroom 2 11' 6" x 11' 2" (3.50m x 3.40m)**

Again, with far reaching views and having exposed timber flooring, built-in airing cupboard, radiator and power points.

#### **Bedroom 3 9' 9" x 7' 2" (2.97m x 2.18m)**

With views from the front and having coved ceiling, radiator and power points.

### **Bathroom**

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

### **Outside**

The property is approached over a foot path leading to main entrance door. The remaining front door is laid to grass with shrubs to borders. The large rear garden is predominantly laid to grass with a wide variety of mature trees, including fruit bearing trees and hedging to borders.

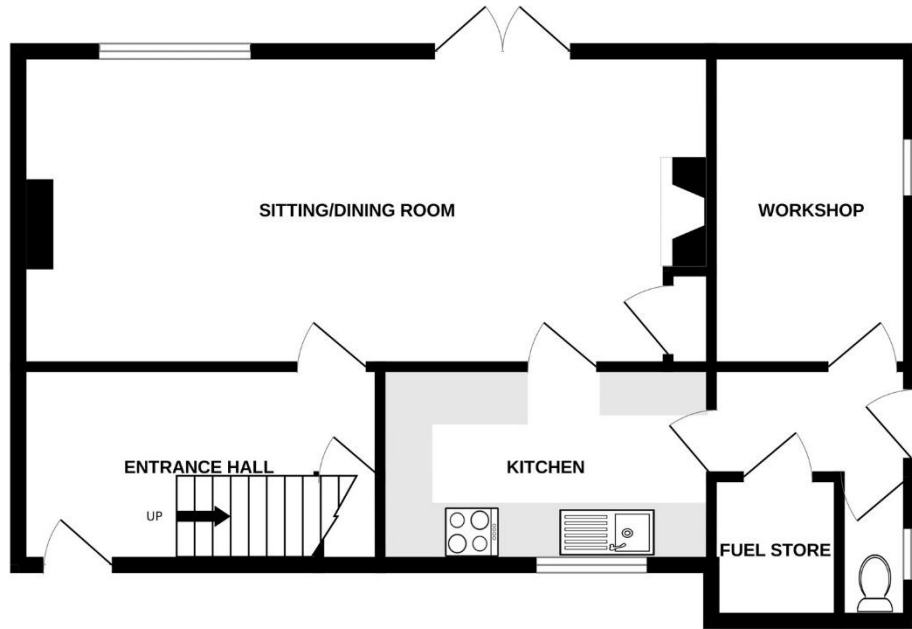
### **East Lindsey District Council – Tax band: A – EPC Rating E**

**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.

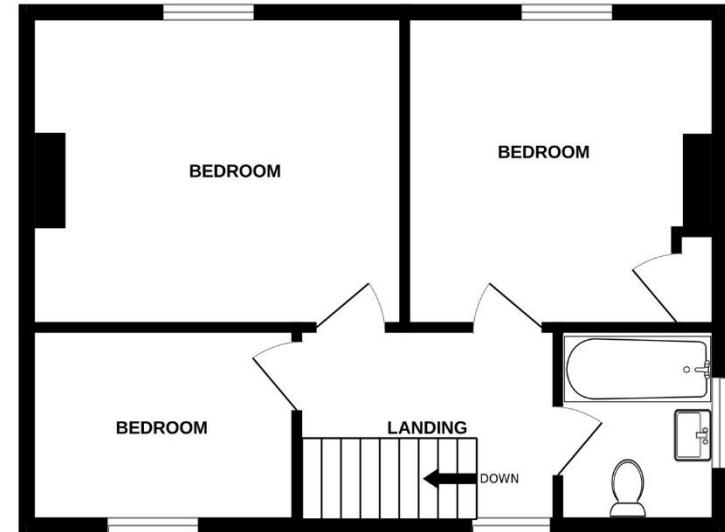
Brochure prepared 15.06.2024



GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 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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**VIEWING:** By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL.  
Tel: 01526 353333  
Email: woodhallspa@robert-bell.org;  
Website: <http://www.robert-bell.org>



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Email: woodhallspa@robert-bell.org

[www.robert-bell.org](http://www.robert-bell.org)

