



15 Woodbridge Way  
Woodhall Spa, Lincoln, Lincolnshire LN10 6BN

£245,000  
NO ONWARD CHAIN





## 15 Woodbridge Way

Woodhall Spa, Lincolnshire LN10 6BN

Lincoln – 18 miles  
Grantham – 32 miles with East Coast rail link to London  
Boston – 18 miles

(Distances are approximate)

Standing within a super position within the ever-popular Viking Park stands this extremely well presented three bedroom semi-detached house. Internally the property is enhanced by front facing living room and full width kitchen diner having patio doors to the rear garden. There is off street parking, detached garage and enclosed rear garden laid to lawn. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance.

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 into:

### Reception Hall

With staircase to the first floor and having wood effect flooring, radiator, power points, door to living room and door to:





#### **Cloakroom**

With a low-level WC, pedestal wash hand basin, wood effect flooring and a radiator.

#### **Living Room 14' 0" x 12' 5" (4.26m x 3.78m)**

With front aspect and having electric wall mounted feature fire, radiator, power points and door to:

#### **Dining Kitchen 15' 10" x 9' 4" (4.82m x 2.84m)**

Overlooking and having patio doors to the rear garden. There is a stylish range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space with plumbing for washing machine. There is an integral fridge freezer, four ring gas hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is a radiator, ample power points and deep built-in under stairs cupboard.

#### **First Floor**

##### **Landing**

Having built-in airing cupboard, radiator, power point and door to:

##### **Bedroom 1 11' 9" x 9' 0" (3.58m x 2.74m)**

Overlooking the rear garden and having radiator and power points.

##### **Bedroom 2 11' 10" x 7' 5" (3.60m x 2.26m)**

With front aspect, radiator and power points.

##### **Bedroom 3 8' 7" x 7' 6" (2.61m x 2.28m)**

With front aspect, radiator and power points.

#### **Bathroom**

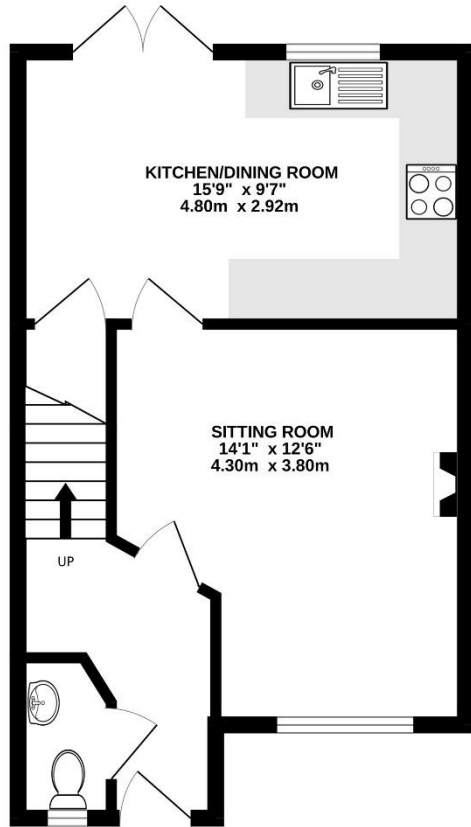
With a white suite comprising panelled bath having shower over, pedestal wash hand basin and a low-level WC. There is a radiator and ceiling spot lights.

#### **Outside**

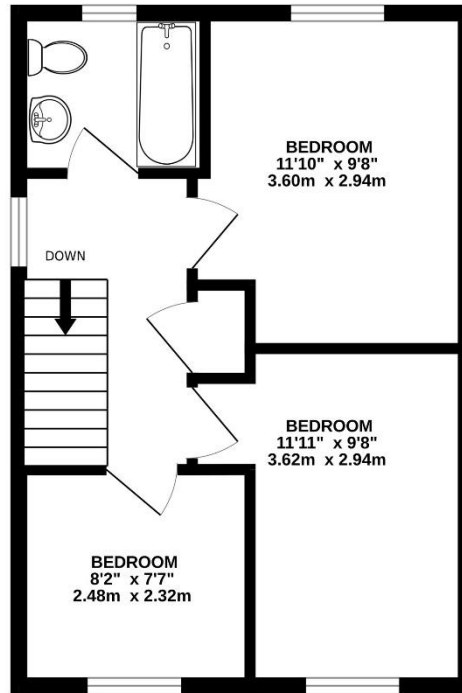
The property is approached over a driveway providing parking for several vehicles and leads to **Detached Garage** with up and over door, power and lighting. The remaining front garden is laid to lawn with a timber gate leading into the rear garden, predominantly laid to lawn with paved patio.



GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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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East Lindsey District Council – Tax band: B - EPC 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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Brochure prepared 23.07.2024



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