



**Maywood, 20 Horncastle Road**  
Woodhall Spa, Lincoln, Lincolnshire LN10 6UZ

**£299,950**

**BELL**





## Maywood, 20 Horncastle Road Woodhall Spa, Lincolnshire LN10 6UZ

Lincoln – 19 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 19 miles

(Distances are approximate)

An eye-catching 1930s bungalow pleasantly situated on the south side of the highly regarded Horncastle Road. Internally the property is enhanced by versatile accommodation including two bedrooms, two reception rooms, conservatory and dual aspect kitchen. Outside there is ample parking for many vehicles, garage and attractively landscaped south facing rear gardens. The shopping and social 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:

### **Entrance Porch**

With tiled flooring and uPVC door leading to:





### **Reception Hall**

Having Delft shelving, radiator, access to roof space (which is all boarded out) via loft ladder, power points and door to:

### **Sitting Room 13' 10" x 11' 10" (4.21m x 3.60m)**

With views over the front garden through deep bay window and having gas coal effect fire set to timber surround with marble hearth. There is a television aerial point, radiator and power points.

### **Kitchen 11' 3" x 8' 0" (3.43m x 2.44m)**

A triple aspect room with garden views and having a range of fitted units comprising of single drainer stainless steel sink unit, ample work surface and matching base units including waist height electrical oven and separate gas hob. There are wall mounted cupboard to one wall, combi-boiler, radiator, power points, uPVC door leading to rear garden and door to:

### **Utility/Cloakroom**

With a low-level WC, wash hand basin, tiled flooring, power points and water softener.

### **Morning Room 16' 0" x 10' 0" (4.87m x 3.05m)**

A dual aspect room including views over the rear garden with gas coal effect fire having decorative surround and pattern tiled insert, telephone points, radiator, power points and sliding patio door opening to:

### **Conservatory 13' 6" x 13' 0" (4.11m x 3.96m)**

With pleasing views over south facing gardens and having ceiling fan light, radiator, power points, tiled flooring and uPVC doors opening to rear garden.

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

With an easterly outlook and having picture rail and radiator.

### **Bedroom 2 11' 0" x 8' 0" (3.35m x 2.44m)**

With a westerly outlook and having picture rail, radiator and power points.

### **Shower Room**

Having large shower cubicle, low-level WC, pedestal wash hand basin, decorative wall tiling and radiator.







### Outside

The property is approached over a gravelled driveway providing ample parking for several vehicles and leads to: **Garage 14' 1 x 8' 4 (4.29m x 2.54m)** with sliding timber door, power, lighting and service door to the rear. The enclosed rear garden is attractively landscaped laid to lawn with a wide variety of colourful plants and shrubs to borders. There is a block paved patio area off the conservatory, central patio area and timber garden store.

### 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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GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 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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