



4 Lansdown Way  
Woodhall Spa, Lincoln, Lincolnshire LN10 6BD

£465,000

**BELL**



## 4 Lansdown Way

Woodhall Spa, Lincolnshire LN10 6BD

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

Pleasantly situated to the far end of a cul-de-sac within the ever-popular Viking Park stands this thoughtfully designed four bedroom detached family home. Internally the property is enhanced by its stylish breakfast kitchen, two reception rooms and home office. Outside there is parking, integral garage and mature rear gardens. 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.

### **Reception Hall 11' 9" x 11' 2" (3.58m x 3.40m)**

Having return staircase to the first floor with under stairs storage cupboard, radiator, laminate flooring, telephone point and open archway to the dining room.

### **Cloakroom**

Having low-level WC, vanity hand basin with cupboard under, wall mirror above, radiator, extractor fan and laminate flooring.

### **Lounge 21' 0" x 11' 9" (6.40m x 3.58m)**

Having feature fire surround and hearth with fitted coal effect gas fire, two radiators, TV and telephone points, feature bay window and uPVC sealed double glazed double doors to the rear garden.



### **Dining Room 11' 8" x 9' 9" (3.55m x 2.97m)**

Having radiator and laminate flooring.

### **Breakfast Kitchen 13' 2" x 11' 8" (4.01m x 3.55m)**

A dual aspect room with a stylish range of fitted units comprising one and a half sink drainer inset to work surface over base units including integral dishwasher and wine chiller. There are twin electric ovens with warming drawer, wall mounted cupboards above with downlighting and filter hood over electric four ring hob. There is a central island unit providing breakfast bar and further storage, tiled flooring and door to:

### **Utility Room 8' 2" x 7' 3" (2.49m x 2.21m)**

Having stainless steel single drainer sink unit with mixer taps and cupboard under with space and plumbing for washing machine. There is a side entrance door, radiator, tiled flooring and extractor fan. Door to:

### **Second Utility Room 10' 4" x 7' 8" (3.15m x 2.34m)**

Having range of base cupboards under worktops with double wall cupboard over, built-in single storage cupboard, space for tumble dryer, door to the garage and side front entrance door.

### **Office 10' 0" x 8' 7" (3.05m x 2.61m)**

Having Neville Johnson units including office desk with range of fitted drawers and wall storage units with internal lights, two TV and two telephone points, radiator, in-set ceiling lights and cupboard housing the gas fired wall mounted recently installed gas boiler.

### **First Floor Landing**

With smoke detector and access to the roof void.

### **Main Bedroom 13' 3" x 11' 9" (4.04m x 3.58m)**

Having fitted range of wardrobes with interior shelves and hanging rail with matching dressing table with drawers under, two drawer bedside units with concealed lights under bed head, radiator TV point and door to:

### **En-Suite Shower Room**

With a suite comprising double shower cubicle, pedestal hand basin, fitted storage cupboard, low-level WC, electric shaver point, radiator, extractor fan and in-set ceiling lights.

### **Bedroom 2 11' 9" x 9' 9" (3.58m x 2.97m)**

Having two double fitted wardrobes with central shelf and drawer unit under, radiator and TV point.

### **Bedroom 3 11' 7" x 9' 9" (3.53m x 2.97m)**

Having fitted range of wardrobes with interior shelving and hanging rail with drawers and radiator.





**Bedroom 4 11' 9" x 8' 7" (3.58m x 2.61m)**

Having fitted range of wardrobes to one wall with interior shelving and hanging rail, matching dressing table with drawers under, two drawer bedside units together with bed head and radiator.

**Bathroom 11' 0" x 7' 2" (3.35m x 2.18m)**

Having panelled bath, tiled shower cubicle, pedestal hand basin and low-level WC. Wall mirror, part-tiled walls, electric shaver point, in-set ceiling lights, heated towel rail and built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted.

**Garage 17' 4" x 8' 0" (5.28m x 2.44m)**

Having up-and-over door, access to the roof void and with power and light connected.

**Garden**

The property is situated in a quiet corner in this cul-de-sac and is approached over a tarmac driveway providing car-parking for several vehicles. Slabbed foot path leads to the fully enclosed rear of the property with lawned garden flanked by well stocked and established flower and shrub beds. There is a patio area, timber and felt garden SHED, timber framed GREENHOUSE and FISH POND.

**East Lindsey District Council**

**Tax band: E**

**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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