



8 Bennetts Mill Close  
Woodhall Spa, Lincolnshire LN10 6NA

OIEO £250,000





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## Woodhall Spa, Lincolnshire LN10 6NA

Lincoln – 18 miles

Grantham – 34 miles with East Coast rail link to London

Boston – 19 miles

(Distances are approximate)

An exceptionally well presented three bedroom semi-detached house pleasantly situated within this attractive cul-de-sac location. The property is further enhanced internally by its deceptively spacious accommodation including en-suite to main bedroom, kitchen/diner and garden room overlooking the predominantly walled rear garden. There is off-street parking and a garage. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance. **A viewing is highly recommended to fully appreciate the accommodation and setting on offer.**



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 glazed panel door into:

### **Entrance Lobby**

With staircase to first floor and having radiator, power points and door to:



**Sitting Room** 15' 0" x 13' 3" (4.57m x 4.04m)

A dual aspect room with feature electric fire set to decorative surround, radiator, power points, two television aerial points, telephone point and door to:

**Kitchen/Diner** 16' 5" x 10' 5" (5.00m x 3.17m)

A most appealing room overlooking the predominantly walled garden and having a range of fitted units comprising 1½ stainless steel sink drainer inset to ample work surface over matching base units including integral dishwasher and space and plumbing for automatic washing machine and condenser tumble dryer. There are wall mounted cupboards above, filter hood over four ring induction hob, electric oven and integral fridge and freezer to one end. There are tiled splashbacks to all work surfaces, tiled flooring, radiator, power points and doorway to:

**Garden Room** 9' 0" x 7' 8" (2.74m x 2.34m)

A superb addition to the home providing views over the rear garden. There is wood effect flooring, power points and uPVC door to decked seating area.

**Cloakroom**

With a low-level WC, wash hand basin and having tiled splashback, tiled flooring and extractor fan.

**First Floor**

**Landing**

With built-in airing cupboard, access to roof space, power points and door to:

**Bedroom 1** 13' 2" x 9' 8" (4.01m x 2.94m)

With front aspect and having gloss white built-in wardrobe, radiator, power points and door to **En-Suite** with a white suite comprising tiled corner shower cubicle, low-level WC and pedestal wash hand basin. There is tiled flooring, heated towel rail and extractor fan.

**Bedroom 2** 9' 8" x 9' 1" (2.94m x 2.77m)

Overlooking the rear garden and having a radiator and power points.

**Bedroom 3** 9' 1" x 6' 5" (2.77m x 1.95m)

With rear aspect, radiator and power points.

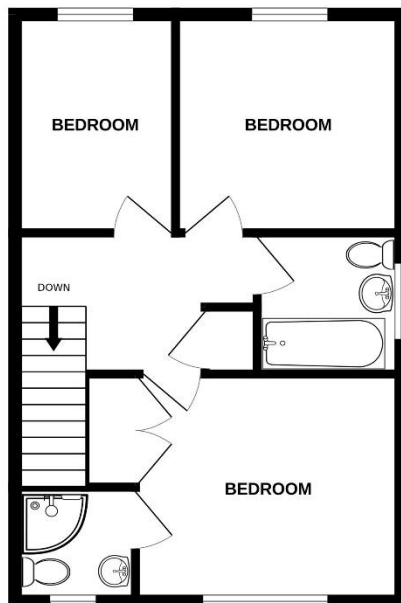
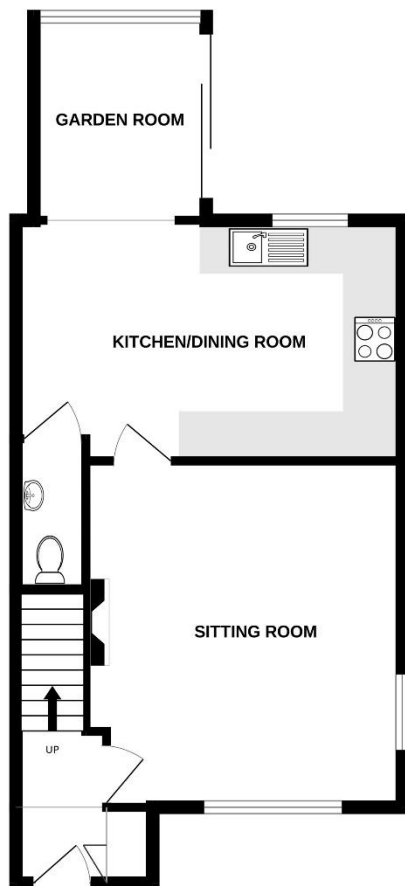
**Bathroom**

With a white suite comprising panelled bath having shower over, pedestal wash hand basin and low-level WC. There is decorative wall tiling, radiator, tiled flooring and an extractor fan.



GROUND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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## Outside

The property is approached over a path leading to main entrance door. The remaining front garden is laid with low maintenance in mind to gravel. The predominantly walled rear garden is mostly laid to lawn with decked seating area and has a variety of ornamental shrubs to borders. The property has a **Garage** accessed from the side and to the rear with up-and-over door. A timber gate provides access to the rear garden.

## 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 = 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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.



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