



**4 St Andrews Walk**  
Woodhall Spa, Lincoln, Lincolnshire LN10 6PF

**£450,000**  
NO ONWARD CHAIN

**BELL**



## 4 St Andrews Walk

Woodhall Spa, Lincolnshire LN10 6PF

Lincoln – 18 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

An exceptionally well presented four double bedroom stylish family home providing a thoughtfully designed range of accommodation including two reception rooms and breakfast kitchen with utility room. Outside the property is further enhanced by double width driveway providing side by side parking, garage and attractive enclosed rear garden. 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 inset to storm porch is gained through a uPVC door leading into:

### Reception Hall

With staircase to the first floor and having built-in understairs storage cupboard, coved ceiling, timber flooring, radiator, power points, door to kitchen and door to:





**Sitting Room 14' 11" x 11' 10" (4.54m x 3.60m)**

With front aspect and having coved ceiling, radiator, power points and glazed panel double door to:

**Dining Room 12' 10" x 9' 11" (3.91m x 3.02m)**

Overlooking the rear garden through uPVC patio doors and having coved ceiling, radiator, power points and door to:

**Breakfast Kitchen 11' 10" x 13' 0" (3.60m x 3.96m)**

Overlooking the rear garden and having a range of stylish fitted units comprising one and a half stainless steel sink drainer inset to worksurface over base units including integral fridge over freezer and integral dishwasher. There is a four-ring gas hob over electric double oven, wall mounted cupboards above and filter hood over the hob. There is built-in pantry, coved ceiling, tiled flooring, radiator, power points, door returning to the reception hall and door to:

**Utility Room 6' 6" x 5' 6" (1.98m x 1.68m)**

With fitted worksurface over base units and space with plumbing for washing machine, wall mounted cupboards above, coved ceiling, tiled flooring, radiator, power points, uPVC door to the rear garden and door to:

**Cloakroom**

With low-level WC, wash hand basin over vanity cupboard, cloak hooks to one wall, coved ceiling, tiled flooring and radiator.

**First Floor Landing**

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

**Bedroom 1 13' 10" x 11' 10" (4.21m x 3.60m)**

With front aspect and having an extensive range of fitted bedroom furniture including two full height double wardrobes, three further full height wardrobes, matching bedside cabinets, overhead storage and two sets of drawers. There is coved ceiling, radiator, power points and door to **En-Suite** with a white suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is a heated towel rail, shaver point and tiled flooring.





**Bedroom 2 10' 10" x 9' 10" (3.30m x 2.99m)**

Overlooking the rear garden and having coved ceiling, radiator and power points.

**Bedroom 3 14' 6" x 9' 0" (4.42m x 2.74m)**

With front aspect and having coved ceiling, radiator and power points.

**Bedroom 4 10' 5" x 9' 0" (3.17m x 2.74m)**

Overlooking the rear garden and having coved ceiling radiator and power points.

**Bathroom**

With a white suite comprising panelled bath with side taps, corner shower cubicle, pedestal wash hand basin and a low-level WC. There are two heated towel rails, shaver point and timber flooring.

**Outside**

The property is approached over a double width driveway providing side by side parking and leads to **Garage** with electric door, power and lighting. The remaining front garden is laid with low maintenance in mind to slate shingle and a variety of ornamental shrubs. The enclosed rear garden is predominantly laid to lawn with a wide variety of decorative shrubs to borders including established vegetable plots. A paved pathway leads to paved patio area having timber summer house.

**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 = 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. 19 Station Road, Woodhall Spa. LN10 6QL

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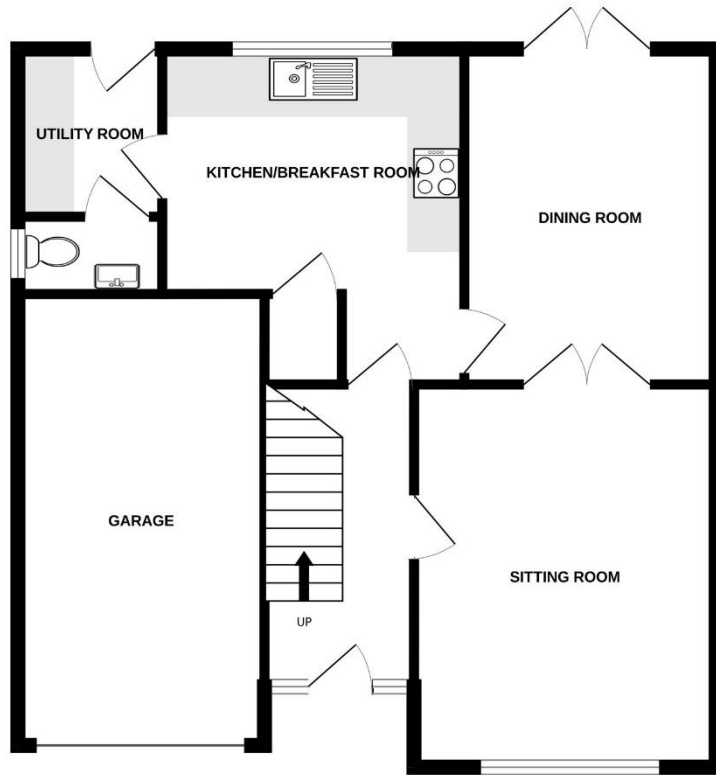
Website: <http://www.robert-bell.org>

Brochure prepared 23.09.2024

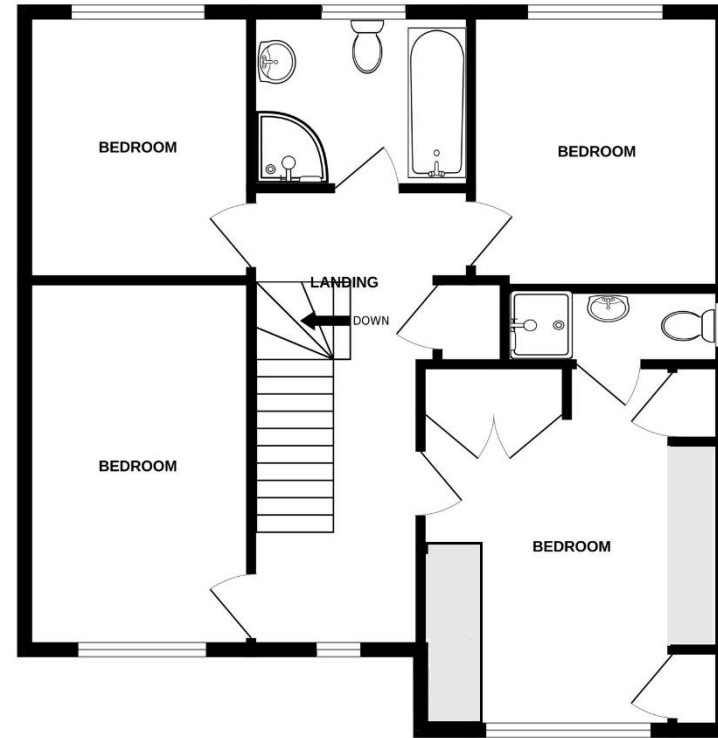




GROUND FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.4 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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