



8 Canterbury Close
Woodhall Spa, Lincoln, Lincolnshire LN10 6GA

£335,000
NO ONWARD CHAIN





8 Canterbury Close

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Lincoln – 18 miles
Grantham – 31 miles with East Coast rail link to London
Boston – 18 miles

(Distances are approximate)

Pleasantly situated to an attractive and peaceful cul-de-sac setting within the ever-popular Viking Park stands this two double bedroom detached bungalow. Internally the property is enhanced by en-suite to main bedroom, bay fronted lounge, open plan dining kitchen and conservatory. Outside the property has off street parking, garage and south westerly facing rear gardens. The shopping and social facilities of this most sought-after Lincolnshire village are all within reasonable walking distance including a choice of several appealing countryside walks. A viewing is highly recommended to fully appreciate the 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 inset to storm porch is gained through a glazed panel uPVC door into:

Entrance Lobby

With coved ceiling and glazed panel door to:

Reception Hall

Having central feature archway, built-in cloaks cupboard, coved ceiling, radiator, power points and door to:





Lounge 16' 7" x 12' 6" (5.05m x 3.81m)

With bay window to front aspect and having gas coal effect fire set to carved timber surround and marble hearth. There is parquet flooring to borders, coved ceiling, television point, radiator and power points.

Dining Room 16' 7" x 12' 6" (5.05m x 3.81m)

Entered from the reception hall through glazed paned door. This room is open plan with the kitchen and has a sliding patio door to the conservatory providing a superb living space facing south westerly. There is coved ceiling, radiator, power points and archway to:

Kitchen Area 10' 1" x 9' 11" (3.07m x 3.02m)

With garden views and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units, further worksurface to opposite wall over base units, wall mounted slot in cooker and filter hood above. There is coved ceiling, wood effect flooring, radiator, power points and door to utility room.

Conservatory 12' 3" x 10' 10" (3.73m x 3.30m)

Providing triple aspect views over the rear garden, power points and sliding door to paved patio.

Utility Room 9' 2" x 5' 0" (2.79m x 1.52m)

Overlooking and having glazed panel door to the rear garden and having space with plumbing for washing machine, fixed shelving, coved ceiling and power points.

Bedroom 1 12' 1" x 11' 9" (3.68m x 3.58m)

With double aspect from the front of the property and having built-in wardrobe, coved ceiling, radiator, power points and door to **En-Suite** with a white suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, shaver point, radiator and extractor fan.

Bedroom 2 13' 0" x 9' 1" (3.96m x 2.77m)

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

Shower Room

With a suite comprising easy access shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator and extractor fan.

Outside

The property is approached over a driveway providing off street parking and leads to **Garage 16' 10" x 8' 8" (5.13m x 2.64m)** having electric roller door, power, lighting and service door to the side. The remaining front garden is laid to lawn. The enclosed south westerly facing rear garden is predominantly laid to lawn with block paved patio to each side of the conservatory. There is a feature fish pond and timber summerhouse.



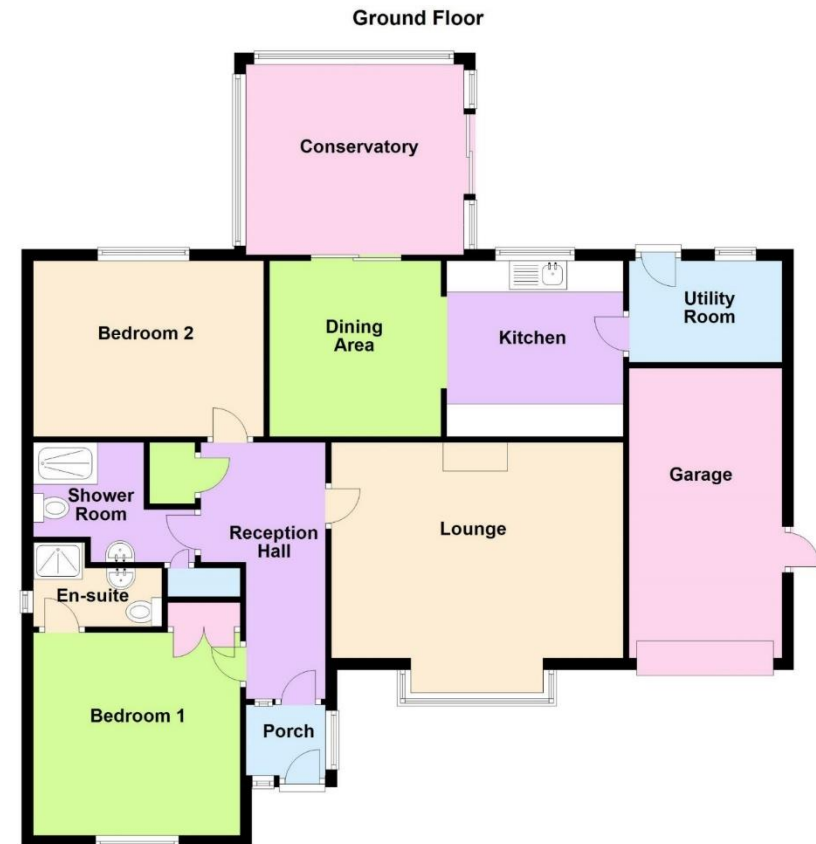


East Lindsey District Council
Tax band: D EPC rating: C

Brochure prepared 18.09.2024

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.
Tel: 01526 353333
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