



**12 St Georges Drive**  
Woodhall Spa, Lincoln, Lincolnshire LN10 6PD

**£495,000**

**BELL**





# 12 St Georges

Woodhall Spa, Lincolnshire LN10 6PE

Lincoln – 18 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

An exceptionally well presented four bedroom detached family home pleasantly situated within the ever popular Viking Park, directly opposite 'The Green'. Internally the property is enhanced by thoughtfully designed accommodation including three reception rooms, breakfast kitchen and utility room. Outside the property has double width driveway, integral double garage and mature south facing rear gardens. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance. Please note; the property has had a new combination gas central heating boiler installed early 2024 with warranty.

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 pillared storm porch is gained through a uPVC entrance door leading into:

## Reception Hall

With staircase to the first floor having storage cupboard below, coved ceiling, radiator, power point, door to kitchen and door to:

## Lounge 16' 4" x 11' 8" (4.97m x 3.55m)

With front aspect overlooking 'The Green' and having feature open brick fireplace set to glazed patten tiled hearth with timber mantle. There is a coved ceiling, radiator, power points and glazed panel double doors to:







**Dining Room 10' 11" x 9' 9" (3.32m x 2.97m)**

With coved ceiling, radiator, power points, door to breakfast kitchen and uPVC double doors to:

**Garden Room 12' 2" x 10' 8" (3.71m x 3.25m)**

Overlooking the south facing rear garden and having ceiling spot lights, power points and uPVC double doors to rear garden patio.

**Breakfast Kitchen 17' 4" x 10' 11" (5.28m x 3.32m) narrowing to 9' 8" (2.94m)**

With double aspect over 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 dishwasher. There is a four-ring gas hob, 'Neff' electric double oven, wall mounted cupboards above and filter hood over the hob. There is a coved ceiling, radiator, ample power points, door returning to the reception hall and doorway to:

**Utility Room 9' 8" x 5' 2" (2.94m x 1.57m)**

With garden aspect and having stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is radiator, power points, uPVC door to side of property, service door to integral double garage and door to:

**Cloakroom**

With a low-level WC, wash hand basin over vanity unit and radiator.

**First Floor**

**Landing**

With built-in linen cupboard, access to roof space and door to:

**Main Bedroom 11' 0" x 10' 11" (3.35m x 3.32m)**

Overlooking the rear garden and having coved ceiling and door to **En-Suite** with a white suite comprising shower cubicle, low-level WC and wash hand basin over vanity cupboard. There is a coved ceiling and decorative wall tiling.

**Bedroom 2 14' 7" x 13' 1" (4.44m x 3.98m)**

With aspect towards 'The Green', having coved ceiling and two deep built-in wardrobes.

**Bedroom 3 11' 2" x 9' 0" (3.40m x 2.74m)**

Again, with views towards 'The Green' and having coved ceiling and built-in double wardrobe.







**Bedroom 4 9' 5" x 8' 0" (2.87m x 2.44m)**

With southerly aspect over the rear garden and having coved ceiling and built-in double wardrobe.

**Family Bathroom 7' 9" x 6' 5" (2.36m x 1.95m)**

Recently upgraded to provide a white suite including panelled bath having shower over, wash hand basin over vanity cupboard, wall-mounted vanity unit with shaver point and low-level WC. There is a coved ceiling, decorative wall tiling and tiled flooring.

**Outside**

The property is approached over a double width driveway providing side by side parking and leads to **Integral Double Garage** through two electric doors, power, lighting and service door into the property. The remaining front garden is laid to lawn with gravelled borders and a variety of decorative shrubs to borders. The enclosed south facing rear garden is mostly laid to lawn with patio area and a variety of mature shrubs to borders.

**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 = E  
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.

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Links2Lincs floor plans are for guide use only and should not be relied upon for decision making information or dimensions and layout accuracy.

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