



1a Alexandra Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6RE

£330,000

BELL



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Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A thoughtfully designed home of some significant appeal providing three bedrooms, stylish kitchen and en-suite to main ground floor bedroom. Internally the property is further enhanced by underfloor heating to the ground floor, outside there is off street parking and attractive 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.



Accommodation

Entrance into the property is gained through a uPVC door leading into:

Entrance Lobby

With staircase to the first floor and having built-in storage cupboard, ceiling spot lights, power points and door to:

Living Room 19' 2" x 13' 0" (5.84m x 3.96m) extending to 17' 2" (5.23m)

A dual aspect room with views from the front of the property and having wood effect flooring, tv point and power points.



Dining Kitchen 19' 1" x 9' 8" (5.81m x 2.94m)

A superb dual aspect room with atrium type roof and having a stylish range of fitted units comprising stainless steel one and a half sink drainer inset to ample work surface over soft closing base units including carousel corner unit and integrated dishwasher. There is a four-ring electric hob, conventional electric oven and inbuilt microwave oven. There are full height larder cupboards, integrated fridge and freezer and wall mounted cupboards including extractor fan over the hob. There are ceiling spot lights, tiled flooring, ample power points, door to ground floor bedroom and door to:

Cloakroom

With a low-level WC and wash hand basin over vanity cupboard.

Ground Floor Bedroom 1 13' 7" x 10' 9" (4.14m x 3.27m) main area excluding wardrobes

With front aspect and having a range of full height fitted wardrobes to one wall with sliding mirrored doors. There are power points and door to **En-Suite** being fully wall tiled and having a stylish suite comprising shower cubicle, wash hand basin over vanity unit and a low-level WC. There are ceiling spot lights, heated towel rail and extractor fan.

First Floor

Landing

With Velux window providing natural light, radiator, power points and door to:

Bedroom 2 13' 8" x 11' 4" (4.16m x 3.45m)

With front aspect and having a range of full height fitted wardrobes with sliding mirrored doors, radiator and power points.

Bedroom 3 13' 8" x 7' 4" (4.16m x 2.23m)

With front aspect, currently used as a home office and having radiator and power points.

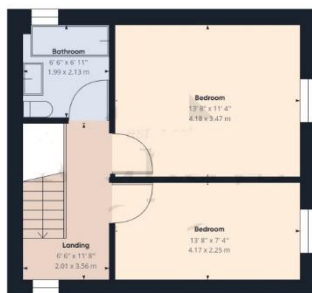
Bathroom

Being fully wall tiled and having a stylish white suite comprising panelled bath with shower over, wash hand basin over vanity unit and a low-level WC. There is tiled flooring, ceiling spot lights and a heated towel rail.

Outside

The property is approached through a timber five bar double gate, over a gravel driveway leading to off street parking. The rear garden is predominantly laid to lawn with decorative shrubs to borders and paved patio area. There is a timber store and outside lighting. The front garden is laid to lawn with a variety of shrubs to borders.





Approximate total area⁽¹⁾

1155.83 ft²
107.38 m²

Reduced headroom

0.82 ft²
0.08 m²

(1) Excluding balconies and terraces

Reduced headroom
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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

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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Brochure prepared 01.10.2024

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