



8 Aldeburgh Close
Woodhall Spa, Lincoln, Lincolnshire LN10 6BP

£295,000
NO ONWARD CHAIN





8 Aldeburgh Close

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Lincoln – 18 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

A well-presented two bedroom detached bungalow pleasantly situated to a cul-de-sac position within the ever popular Viking Park. Internally the property has been thoughtfully extended to provide a most appealing triple aspect living room. Outside there is ample off street parking for at least two cars and enclosed south westerly facing rear garden. The shopping and social facilities of the 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 glazed panel door leading into:

Reception Hall

With built-in cloaks cupboard, built-in linen cupboard, coved ceiling, wood effect flooring, radiator, power points, access to roof space and door to:





Kitchen 10' 7" x 7' 7" (3.22m x 2.31m)

With front aspect and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including integral fridge freezer and space with plumbing for dishwasher and washing machine. There is a four-ring gas hob, electric oven, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, radiator, power points and glazed panel door to the side of the property.

Dining Lounge 16' 6" x 11' 6" (5.03m x 3.50m)

With feature electric fire set to decorative surround, coved ceiling, radiator, power points and uPVC double doors to:

Living Room 17' 7" x 12' 2" (5.36m x 3.71m)

A superb addition to the home providing triple aspect and two sets of uPVC patio doors. There is a radiator, power points and service door to the integral garage.

Bedroom 1 11' 5" x 9' 4" (3.48m x 2.84m)

Overlooking the rear garden and having a range of fitted wardrobes, coved ceiling, radiator and power points.

Bedroom 2 10' 11" x 9' 3" (3.32m x 2.82m)

With front aspect and having a range of fitted wardrobes, radiator, power points and television aerial point.

Shower Room

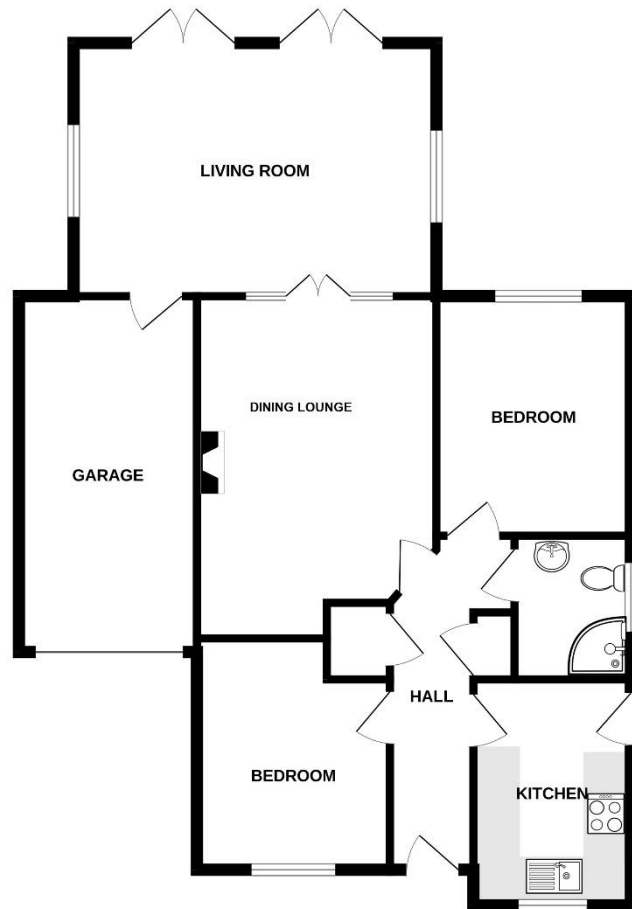
With a white suite comprising corner shower cubicle, pedestal wash hand basin and a low-level WC. There are ceiling spot lights, radiator and shaver points.

Outside

The property is approached over a block paved driveway providing off street parking and leads to **Integral Garage 17' 2" x 8' 8" (5.23m x 2.64m)**, with electric door, power, lighting and service door in to the property. The remaining front garden is laid with low maintenance in mind to gravel with box hedging to borders. The enclosed rear garden is mostly laid to decorative paved patio with a variety of decorative shrubs to borders. There is outside lighting, timber double gates to side and awning to both patio doors from the living room.



GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.1 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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East Lindsey District Council
Tax band: C
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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