



9 Spa Road

Woodhall Spa, Lincolnshire LN10 6PZ

£1,050,000

NO ONWARD CHAIN

**BELL**

ROBERT BELL & COMPANY





# 9 Spa Road

## Woodhall Spa Lincolnshire LN10 6PZ

Lincoln – 18 miles

Grantham – 32 miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)

An outstanding property of some significant appeal standing to the heart of this most sought-after Lincolnshire village. The property of over 3000 square feet is in the process of being fully upgraded and thoughtfully extended to provide a superb modern home providing four ensuite bedrooms, snug/tv room, home office and a striking open plan living kitchen with two sets of bi folding doors to the rear garden. There is integral garage and south facing rear gardens. A viewing is highly recommended to fully appreciate the standard of fitment and 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.

### Reception Hall

With staircase to the first floor and having built-in storage cupboards and door to:

**Snug/TV Room** 13' 0" x 11' 6" (3.96m x 3.50m)

With front aspect.



## Open Plan Living Kitchen

**Living Area** 37' 4" x 11' 8" (11.37m x 3.55m)

With two sets of bi folding doors to the south facing rear garden. The room opens to:

**Kitchen Area** 19' 1" x 12' 10" (5.81m x 3.91m)

With an extensive range of stylish fitted units.

### Side Lobby

With doors to:

**Home Office** 16' 5" x 6' 8" (5.00m x 2.03m)

Overlooking the rear garden.

**Utility Room** 10' 6" x 8' 10" (3.20m x 2.69m)

With fitted units and service door to garage.

### Cloakroom

With low-level WC and wash hand basin.

**Ground Floor Bedroom** 23' 9" x 10' 10" (7.23m x 3.30m)

With front aspect and door to **En-Suite**.

## First Floor

### Landing

With door to:

**Bedroom 2** 25' 0" x 21' 3" (7.61m x 6.47m) max

A dual aspect room providing views over the rear and front gardens. Door to **En-Suite**.

**Bedroom 3** 26' 0" x 14' 10" (7.92m x 4.52m) max

With double aspect over the rear garden and having door to **En-Suite**.

**Bedroom 4** 26' 0" x 14' 10" (7.92m x 4.52m) max

With double aspect from the front and having door to **En-Suite**.

### Outside

The property is approached through double gates and over a block paved driveway providing parking, turning area and leads to **Integral Garage**, with electric up and over door, power lighting and service door into the property. The enclosed south facing garden is mostly laid to lawn with fixed aluminium pergola.





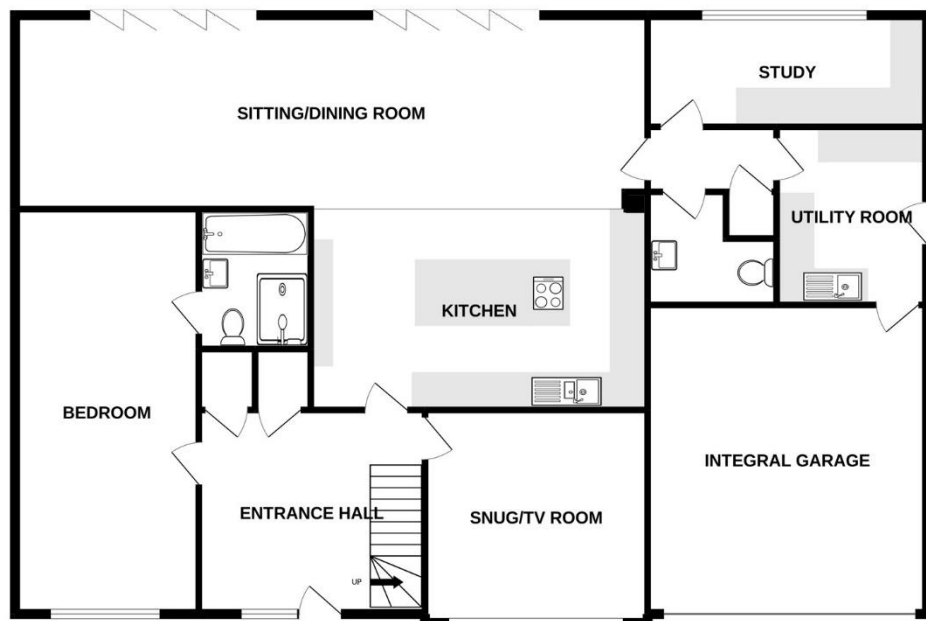




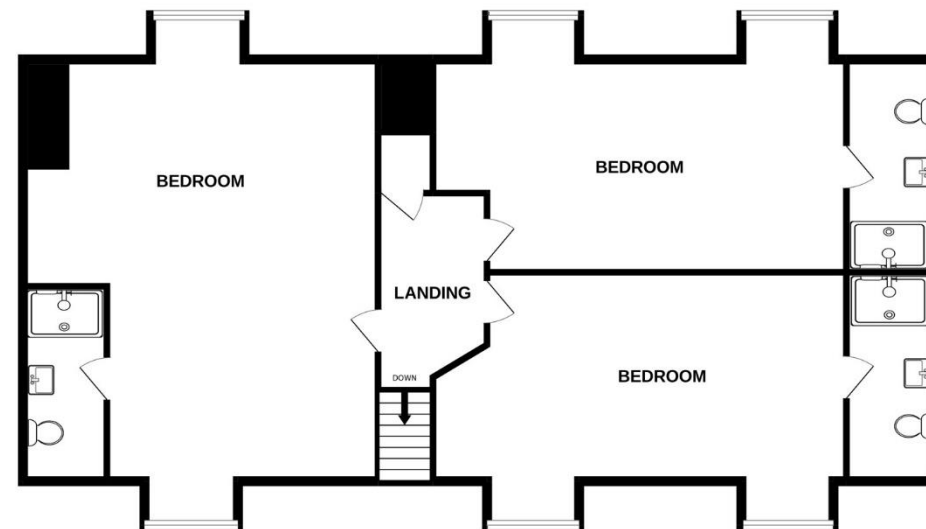




GROUND FLOOR  
1920 sq.ft. (178.4 sq.m.) approx.



1ST FLOOR  
1408 sq.ft. (130.8 sq.m.) approx.



TOTAL FLOOR AREA : 3329 sq.ft. (309.2 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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**Further Information:** All mains services. Gas central heating. UPVC double glazing. **District Council Tax Band = E** **EPC Rating = B**

**Local Authority:** East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

**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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

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