



6 Lansdown Way

Woodhall Spa, Lincolnshire LN10 6BD

£595,000

NO ONWARD CHAIN

BELL

ROBERT BELL & COMPANY





## 6 Lansdown Way Woodhall Spa, Lincolnshire LN10 6BD

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

Situated to the highly regarded Viking Park overlooking 'The Green' stands this striking detached home of some considerable appeal. Internally the property is enhanced by an extensive range of exceptionally well-presented accommodation including six bedrooms, triple aspect lounge and large open plan breakfast kitchen. Externally there is parking for many vehicles, integral garage/workshop and landscaped gardens providing excellent privacy. The shopping, social and educational facilities of the most sought-after Lincolnshire village are within easy walking distance. 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 including a thriving café culture. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, Jubilee Park with its open air seasonal swimming pool and gym 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

#### Storm Porch

With UPVC entrance door opening into:





### Reception Hall

Providing a grand entrance to this fine family home, having central split-level staircase to first floor gallery landing, glazed panel doors to lounge and open plan double doorway to dining room. The thoughtfully designed accommodation includes:

### Lounge [20'10" x 12'1" (6.35m x 3.68m)]

A superb natural light filled triple aspect room including patio doors to the garden; having a cast iron stove set to feature fireplace, radiator, TV point and power points.

### Dining Room [12'1" x 12' (3.68m x 3.65m)]

Being open plan with the kitchen this dual aspect room is an ideal spot for formal entertaining and everyday meal times with coved ceiling, radiator and power points. Wide open doorway to:

### Breakfast Kitchen [21'1" x 13'9" (6.42m x 4.16m) max dimensions of irregular proportions]

This 'Hub' of the home is thoughtfully designed with an extensive range of stylish high standard fitted units comprising one and a half sink with drainer inset to granite worksurface over matching base unit, integral dishwasher and wine chiller. 'Neff' induction hob, electric oven, microwave oven and warming drawer, space for American style fridge freezer with larder cupboards to each side. There are wall mounted cupboards above with downlighting and filter hood over the hob, central granite covered island unit over further cupboard space. Ceiling spotlights, tiled flooring and coved ceiling. UPVC patio doors to the rear garden and door to:

### Utility Room [11'9" x 6' (3.58m x 1.83m)]

With one and a half bowl sink with drainer inset to worksurface over base units, space and plumbing for washing machine, space for tumble dryer with wall mounted cupboards above, tiled flooring, radiator, door to rear garden and service door into the garage.

### Cloakroom

Situated off the reception hall and comprising a low-level WC and wash hand basin, tiled flooring and radiator.







## First Floor

### Gallery Landing

A feature of the home this gallery landing overlooks the reception hall and has built in airing cupboard and access to roof space. Doors to:

### Main Bedroom [16'7" x 13'4" (5.05m x 4.06m) main area]

A dual aspect room including deep box bay window to the side and views to the rear garden; radiator, coved ceiling, TV point, telephone point, and power points. Door to **En-Suite** being fully wall tiled with a stylish fitted suite comprising full length walk-in shower, wash hand basin over vanity drawers and close coupled WC. Coved ceiling, heated towel rail, ceiling spot lights and tiled flooring.

### Bedroom 2 [11' 10" x 12' 0" (3.60m x 3.65m)]

A dual aspect room providing attractive views over 'The Green'; having coved ceiling, radiator and power points.

### Bedroom 3 [12' 0" x 10' 5" (3.65m x 3.17m)]

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

### Bedroom 4 [12' x 10'4" (3.65m x 3.15m)]

With views over 'The Green'; coved ceiling, radiator and power points.

### Bedroom 5 [12' x 8'6" (3.65m x 2.59m)]

With side aspect; coved ceiling, radiator TV point and power point.

### Bedroom 6 [12' x 7'3" (3.65m x 2.21m)]

This room would make an ideal home office, with south facing views over 'The Green'; coved ceilings, radiator and power points.

### Family Bathroom

Being fully wall tiled and having a stylish fitted suite comprising paneled bath, tiled shower cubicle, close coupled low level WC and wash hand basin, heated towel rail, tiled flooring and ceiling spot lights.









## OUTSIDE

The property is situated to the far end of a small cul-de-sac and approached over a driveway providing ample parking for several vehicles, space to turn and access to the **Integral Garage**, which has an electrically operated door with remote, power, lighting and service door into the property. The gardens are attractively landscaped, mostly laid to lawn with a wide variety of mature trees and shrubs to borders and well stocked fish pond. There is a paved patio area off the lounge and kitchen. The garden offers excellent privacy, fully enclosed and enjoys the sun from late morning onwards.

## 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: 01507 601111

DISTRICT COUNCIL TAX BAND = E

EPC RATING = D

**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

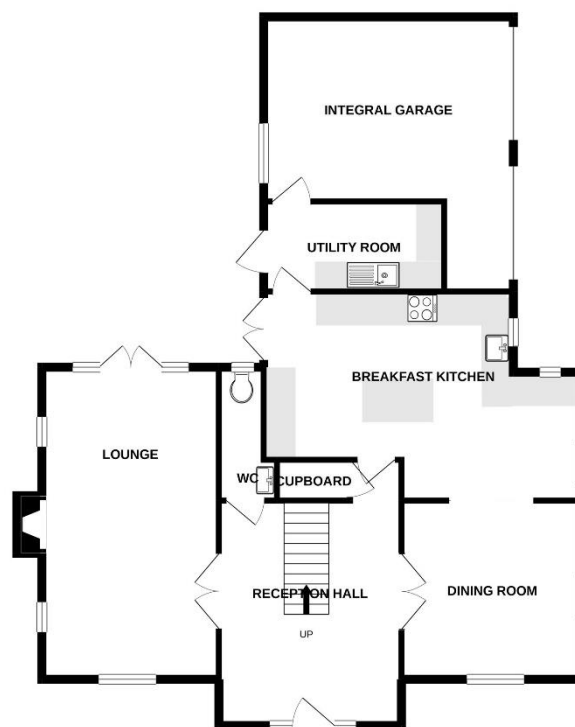
Tel: 01526 353333

Email: [woodhallspa@robert-bell.org](mailto:woodhallspa@robert-bell.org);

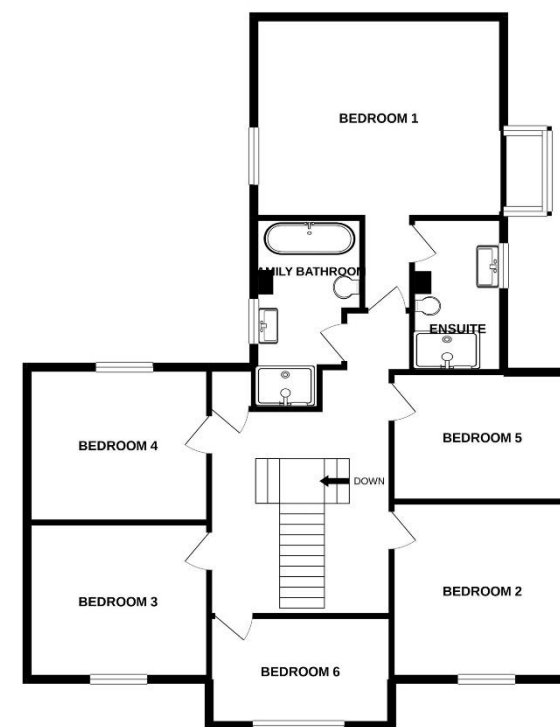
Website: <http://www.robert-bell.org>

Brochure prepared: 16.10.2024

GROUND FLOOR  
1150 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR  
1169 sq.ft. (108.6 sq.m.) approx.



TOTAL FLOOR AREA : 2319 sq.ft. (215.4 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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19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333  
Email: [woodhallspa@robert-bell.org](mailto:woodhallspa@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

