



2 Turnberry Drive  
Woodhall Spa, Lincoln, Lincolnshire LN10 6UE

£115,000 for 50% share  
NO ONWARD CHAIN

**BELL**





## 2 Turnberry Drive

Woodhall Spa, Lincolnshire LN10 6UE

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

For Sale on a 50% shared basis this three bedroom semi-detached house is pleasantly situated within the ever-popular Viking Park. The property is enhanced by thoughtfully designed accommodation including sitting room having patio doors to the rear garden. Outside, the property has enclosed rear garden and off-street parking. The shopping, social and education facilities of this most sought-after Lincolnshire village are all within easy walking distance. LEASEHOLD.



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 into:

### **Reception Hall**

With staircase to the first floor and having wood effect flooring, radiator, power points and door to:

### **Cloakroom**

With a low-level WC, wash hand basin, tiled flooring and a heated towel rail.



**Kitchen/Breakfast Room 10' 10" x 9' 3" (3.30m x 2.82m)**

With front aspect and having a range of fitted units comprising stainless steel one and a half sink drainer inset to worksurface over base units including space & plumbing for washing machine. There are wall mounted cupboards, double larder cupboard and filter hood over space for cooker. There is tiled flooring, radiator and power points.

**Sitting Room 16' 4" x 13' 4" (4.97m x 4.06m) max**

Overlooking and having uPVC patio doors to rear garden with feature electric fire, wood effect flooring, radiator, power points and door to understairs storage.

**First Floor**

**Landing**

With built-in storage cupboard, wood effect flooring, radiator, power point and door to:

**Bedroom 1 12' 11" x 9' 5" (3.93m x 2.87m) max**

With front aspect and having wood effect flooring, radiator and power points.

**Bedroom 2 11' 5" x 8' 1" (3.48m x 2.46m)**

Overlooking the rear garden and having wood effect flooring, telephone point, radiator and power points.

**Bedroom 3 8' 0" x 7' 3" (2.44m x 2.21m)**

Overlooking the rear garden and having wood effect flooring, radiator and power points.



**Bathroom 7' 5" x 5' 8" (2.26m x 1.73m)**

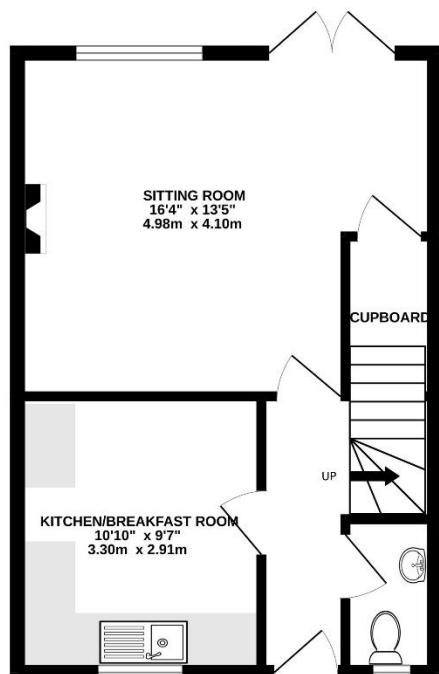
Being fully wall tiled and having a stylish white suite comprising panelled bath with shower over, wash hand basin over vanity unit and a low-level WC. There is tiled flooring and a heated towel rail.

**Outside**

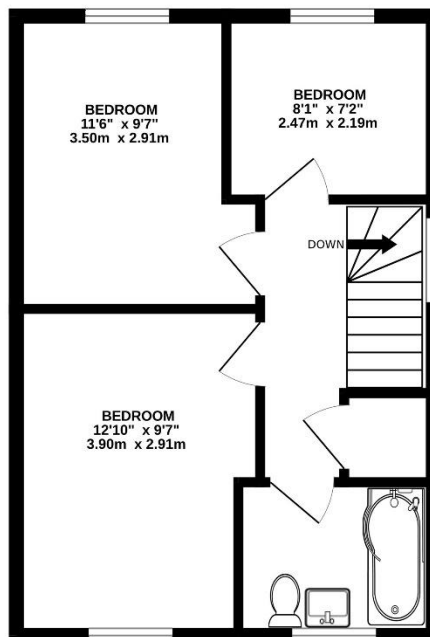
The property is approached over a path leading to main entrance door. The remaining front garden with mature hedging to front is laid to lawn. The enclosed rear garden is mostly laid to lawn with mature shrubs to borders. There is a paved patio area to side of property with timber garden shed. There is parking to the rear.



GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 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: B**  
**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.  
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