



## Syke House

Green Lane, Woodhall Spa, Lincolnshire LN10 6QY

£845,000

**BELL**

ROBERT BELL & COMPANY





# Syke House

Green Lane, Woodhall Spa LN10 6QY

Lincoln – 18 miles

Grantham – 31 miles (with East Coast rail link to London)

Boston – 18 miles

(Distances are approximate)

An outstanding home of some considerable appeal pleasantly situated to a single-track lane to the fringe of one of the Counties most sought-after villages. The property stands to large lawned gardens, a perfect spot to enjoy westerly views over open countryside and the famous Lincolnshire sunsets. Internally the property has been thoughtfully extended and benefits from an extensive range of flexible accommodation to suit the needs of most families including five bedrooms, (including three with en-suite and also ground floor bedroom) four reception rooms and large living kitchen, set to a high standard successfully blending Edwardian build with modern fitment. Outside there is ample parking for many vehicles, double garage and a good range of outbuildings including recreation room currently used as a garden room with bar! The many shopping, social and educational facilities are all within reasonable walking distance including countryside walks along the Viking Way and Water Railway Trail following the River Witham to Lincoln. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.



## Accommodation

Entrance into the property is gained through a UPVC door opening to:

### Entrance Lobby 13'11 x 6'1 (4.24m x 1.85m)

With useful fitted dresser style unit with cloak hooks and drawers for shoes and having stone tiled flooring, ceiling spot lights and glazed oak doors to:

### Reception Hall

A most appealing entrance into this superb home with solid timber staircase to the first floor having feature lighting, double-sided cast-iron dual fuel stove set to stone hearth and shared with the dining room. There is Kardean oak effect flooring, exposed ceiling beam and doorway to:

### Inner Hall

From here there are double doors giving access to the two principal reception rooms and open doorway to the:





#### **Living Kitchen 22'2 x 17'4 (6.75m x 5.28)**

An ideal room for families to congregate with its bi-folding door opening to the rear garden and providing views over the rear garden and beyond. There is an extensive range of stylish fitted units comprising one and a half sink drainer inset to worksurface over two tone base units including integral dishwasher and American style fridge freezer. There is a four- ring induction hob and twin electric double ovens. There are wall mounted cupboards above with down lighting and filter hood over the hob, tiled flooring and ceiling spot lights and loft access.

#### **Dining Room 15'1 x 12'5 (4.59 x 3.78m)**

With front aspect this room would suit more formal occasions with the double-sided dual fuel stove, Karndean Oak effect flooring, exposed timbers and door returning to the reception hall.

#### **Sun Room 20'10 x 14'9 (6.35m x 4.49m)**

A naturally light filled dual aspect room with atrium roof and includes a further bi-folding door opening to the same paved area as the doors from the kitchen making a most appealing outside entertaining area. The room has Camero flooring, underfloor heating, ceiling spot lights and timber door to:

#### **Back Hall**

With tiled flooring and door to following:

#### **Utility Room 10'7 x 7'6 (3.22mx2.28m)**

With a stainless-steel sink drainer inset to worksurface on two sides over base units and space with plumbing for washing machine. There is a UPVC door to the rear garden, ceiling spot lights, Camero flooring, underfloor heating boiler and open doorway to:

#### **Scullery 9'10 x 8'4 (2.99m x 2.54m)**

A good general storage room also having full height fitted cupboards, stone flooring, door returning to the reception hall and door to:

#### **Cloak Room**

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

#### **Sitting Room 12'9 x 12'8 (3.88 m x 3.86m)**

With bay widow to the front and having cast iron multi fuel stove set to tiled hearth and timber mantle, fixings for flat screen television and surround sound. There is ceiling spot lights and a feature fireplace.

#### **Study 12'9 x 12'4 (3.88m x 3.76m)**

With bay window to the side and ceiling spot lights.

#### **Ground Floor Main Bedroom 17'2 x 10'6 (5.23m x 3.20m)**

Designed to enjoy the setting with patio doors providing views over the rear garden and open countryside beyond. There are ceiling spot lights, underfloor heating and door to:







**En-Suite** with a suite comprising easy access shower cubicle, low-level WC and wash hand basin over vanity unit. There are ceiling spot lights, underfloor heating and a electric heated towel rail.

**First Floor**  
**Galleried Landing**

Overlooking the reception hall and having ceiling feature spot lights and doors to:

**Bedroom Two 12'6 x 13 (3.81m x 3.96m)**

A dual aspect room with pleasing views and door to **En-Suite**, having a suite comprising shower cubicle, low-level WC and wash hand basin. There is a heated towel rail.

**Bedroom Three 12'9 x 12'8 (3.88 x 3.86m)**

A dual aspect room to the front and side with built in storage cupboard.

**Bedroom Four 10'8 x 8'5 (3.25m x 2.56m)**

With views over the front garden with loft access hatch.

**Guest Bedroom Five 13 x 11' (3.96m x 3.35m)**

A dual aspect room with views from the front and rear and having walk-in wardrobe with access to the hot water tank and door to **En-Suite**, with a suite comprising shower cubicle, low level WC and wash hand basin over vanity unit, ceiling spot lights and a heated towel rail.

**Bathroom**

With a white suite comprising paneled bath, low-level WC and wash hand basin.

**Outside**

The property with its walled frontage and ornate railings is approached over a carriage 'in and out' driveway providing parking for many vehicles and leads to **Double Garage 19'1 x 17'3 (5.81m x 5.25m)** with electric roller door, power, lighting and UPVC patio door to the rear. The remaining front garden is mostly laid to lawn with a wide variety of decorative shrubs to borders and central water feature. The rear garden is predominantly laid to lawn with shrubs to borders. There is a 'Courtyard' Patio area position to two sets of bi-folding doors to sitting room and living kitchen. To one side is an extensive range of outhouses comprising **Recreation Room 19'2 x 12'6 (5.84m x 3.81m)** with covered verandah, two sets of double doors, power and lighting and **Side Store 12'6 x 6'7 (3.81m x 2.01m)** with power and lighting. There is a summer house and garden implement store.

**Further Information**

All mains services. Gas fired central heating - Partial underfloor heating  
**Local Authority:** East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel No: 01507 601111  
DISTRICT COUNCIL TAX BAND = E  
EPC Rating = D

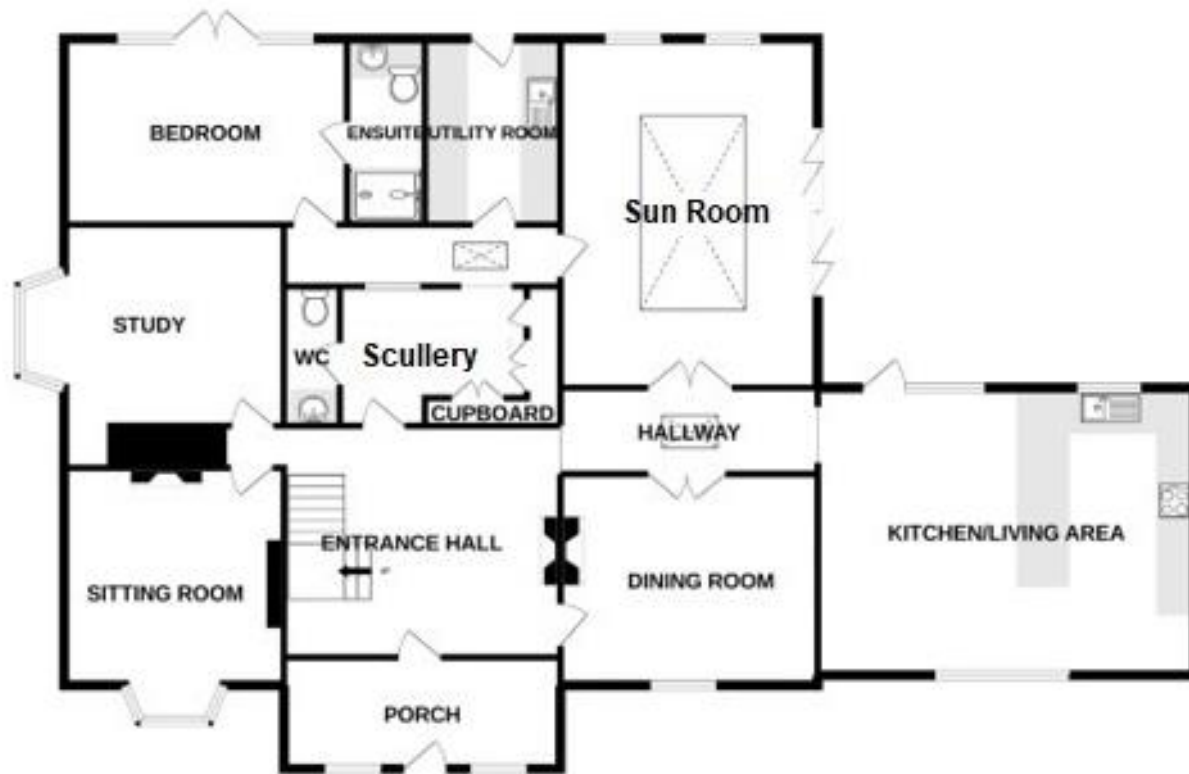








GROUND FLOOR



1ST FLOOR



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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