



31 Alexandra Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6RE

£325,000
NO ONWARD CHAIN

BELL



31 Alexandra Road

Woodhall Spa, Lincolnshire LN10 6RE

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

Situated along a no through road stands this surprisingly spacious three bedroom detached bungalow providing two reception rooms and kitchen having a range of integrated appliances. Externally the property is further enhanced by its superb south westerly facing rear garden, providing excellent privacy, off street parking and integral garage. The shopping, social and educational facilities of this 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 inset to a sizable open sided porch is gained through a uPVC door leading into:

Reception Hall

A spacious hallway with built-in full height double linen cupboard, built-in storage cupboard, radiator, coved ceiling, power points and glazed panel door to:





Dining Room 10' 3" x 8' 3" (3.12m x 2.51m)

Overlooking the rear garden through window to floor level and having coved ceiling, radiator, power points, glazed panel door to kitchen and archway to:

Living Room 20' 0" x 11' 3" (6.09m x 3.43m)

With views over the front garden and having electric coal effect fire set to decorative surround with timber mantle and tiled hearth. There are coved ceilings, radiator and power points.

Kitchen 11' 2" x 9' 1" (3.40m x 2.77m)

Overlooking the rear garden and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including integral dishwasher and space with plumbing for washing machine. There is an integral fridge over freezer, four ring electric hob, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, ceiling spot lights, power points and door to:

Rear Lobby

With uPVC door to the rear garden, service door into the garage and door to **Pantry** with shelving on two sides and lighting.

Bedroom 1 12' 6" x 9' 11" (3.81m x 3.02m)

With garden aspect and having full height built-in double wardrobe, coved ceiling, radiator and power points.

Bedroom 2 12' 6" x 9' 11" (3.81m x 3.02m)

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

Bedroom 3 9' 11" x 9' 8" (3.02m x 2.94m)

With front aspect and having full height built-in wardrobe, coved ceiling, radiator and power points.

Bathroom 6' 6" x 6' 1" (1.98m x 1.85m)

With a suite comprising easy access corner bath with shower over, pedestal wash hand basin and a low-level WC. There is wall mounted vanity unit, coved ceiling radiator and shaver point.





Separate WC

With a low-level WC, wash hand basin and coved ceiling.

Outside

The property is approached over a driveway providing off street parking for several vehicles and leads to **Integral Garage** with electric up and over door, power, lighting and service door into the property. The remaining front garden is laid to lawn with a wide variety of decorative shrubs to borders. The enclosed south facing rear garden enjoys excellent privacy and is mostly laid to lawn with a wide variety of decorative shrubs to borders. There is a paved patio, timber garden shed and outside lighting.

East Lindsey District Council – Tax band: C

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;

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

Brochure prepared 10.02.2025

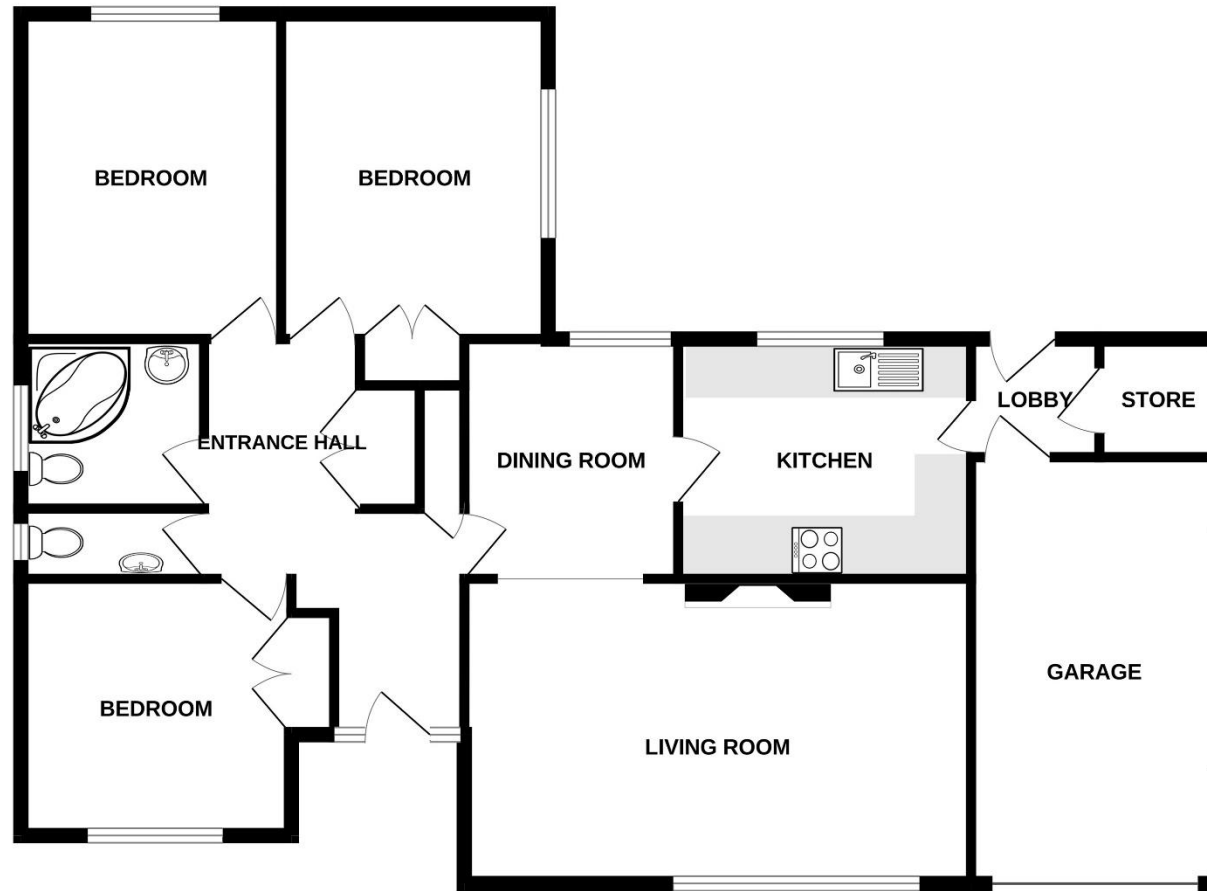
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GROUND FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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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www.robert-bell.org

