



Oak Leaf Cottage
Woodhall Road, Tattershall Thorpe, Lincoln, Lincolnshire LN4 4JT

£450,000

BELL



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Woodhall Road, Tattershall Thorpe LN4 4JT

Lincoln – 20 miles

Grantham – 30 miles with East Coast rail link to London

Boston – 15 miles

(Distances are approximate)

Oak Leaf, a striking property of some significant appeal having been thoughtfully extended and upgraded to provide a most appealing home. Internally the property is enhanced by a wide range of accommodation including kitchen diner, living, room, two double bedrooms, one with ensuite and an adjoining guest suite, with its own entrance, living room, bedroom and shower room. Outside there is ample parking for many vehicles, garage and workshop with utility kitchen. The rear garden is designed with outside entertaining in mind having a covered and well-equipped garden kitchen, attractive seating areas and superb views over the Lincolnshire countryside toward Woodhall Spa Aerodrome Nature Reserve. The shopping, social and educational facilities can be found within the well serviced inland resort of Woodhall Spa. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.



Accommodation

The property is approached from the:

Veranda 42' 0" x 6' 0" (12.79m x 1.83m)

A distinctive covered veranda with uPVC door to the main property and separate door to guest suite.

Reception Hall

With timber doors to accommodation, built-in double airing cupboard, power points and door to:



Dining Kitchen 25' 1" x 10' 10" (7.64m x 3.30m)

Overlooking the rear garden and open countryside beyond through uPVC patio doors and having a stylish range of fitted units comprising porcelain one and a half sink drainer inset to solid timber worksurface with integral power points over extensive base units including integral dishwasher. There is an 'Eastwood' range double oven with twin hob, further electric ceramic double hob, electric double oven, integral microwave, built-in wine rack and a corner party unit with shelving and lighting. There is wood effect flooring, ceiling spot lights, power points and wide-open door way to:

Living Room 19' 9" x 11' 0" (6.02m x 3.35m)

With front aspect and having cast iron stove, power points, timber door returning to reception hall and door to the 'Guest Suite'

Bedroom 1 12' 0" x 11' 0" (3.65m x 3.35m)

With front aspect and having ceiling spot lights, radiator, power points and door to **En-Suite** with a suite comprising tiled shower cubicle, bowl wash hand basin over timber vanity unit and a low-level WC. There is a heated towel rail, timber shelving, shaver point, and ceiling spot lights.

Bedroom 2 10' 10" x 10' 10" (3.30m x 3.30m)

With attractive views over open countryside and having ceiling spot lights, picture rails, radiator and power points.

Bathroom 6' 10" x 6' 4" (2.08m x 1.93m)

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

Guest Suite

Sitting Room 14' 5" x 12' 11" (4.39m x 3.93m) main area

With front aspect and its own entrance. There are ceiling spot lights, radiator, power points, door to en-suite and door to:

Guest Bedroom 3

Overlooking the rear and having open countryside views through uPVC patio doors. There is a range of full height built-in wardrobes, ceiling spot lights, radiator and power points. **En-Suite** being fully wall tiled and having a suite comprising corner shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is a heated towel rail, ceiling spot lights and shaver point.





Outside

The property is approached over a gravelled driveway providing ample parking for several vehicles and leads to **Garage and Workshop 24' 2" x 19' 5" (7.36m x 5.91m)**. Having electric roller door and uPVC service door from the front and having strip lighting, power points, uPVC door to the rear of the property and door to **Kitchenette/Utility Cloakroom 11' 1" x 4' 6" (3.38m x 1.37m)** with rear aspect and having fitted units comprising four ring electric hob and stainless-steel sink drainer inset to worksurface over space and plumbing for washing machine. There is a low-level WC, strip lighting, radiator and power points. The remaining front garden is laid to lawn with a variety of decorative shrubs to borders. The enclosed rear garden has been thoughtfully designed for outside entertaining having open fronted **Covered Garden Kitchen 14' 3" x 11' 7" (4.34m x 3.53m)**, with stone worksurface set to open brick surround with cupboard, space for fridge, hotplate with chimney and wood fired pizza oven. There is a solid timber dining table, paved flooring, power points and lighting. Further garden is laid to lawn with block paved edging leading to raised terrace off the dining kitchen also providing superb views over adjoining countryside. The guest suite has its own 'Courtyard' gravelled area and enjoys the same views.

Further Information

Mains water, electric and drainage. Oil central heating. UPVC double glazing.

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

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

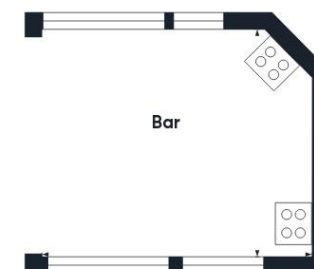
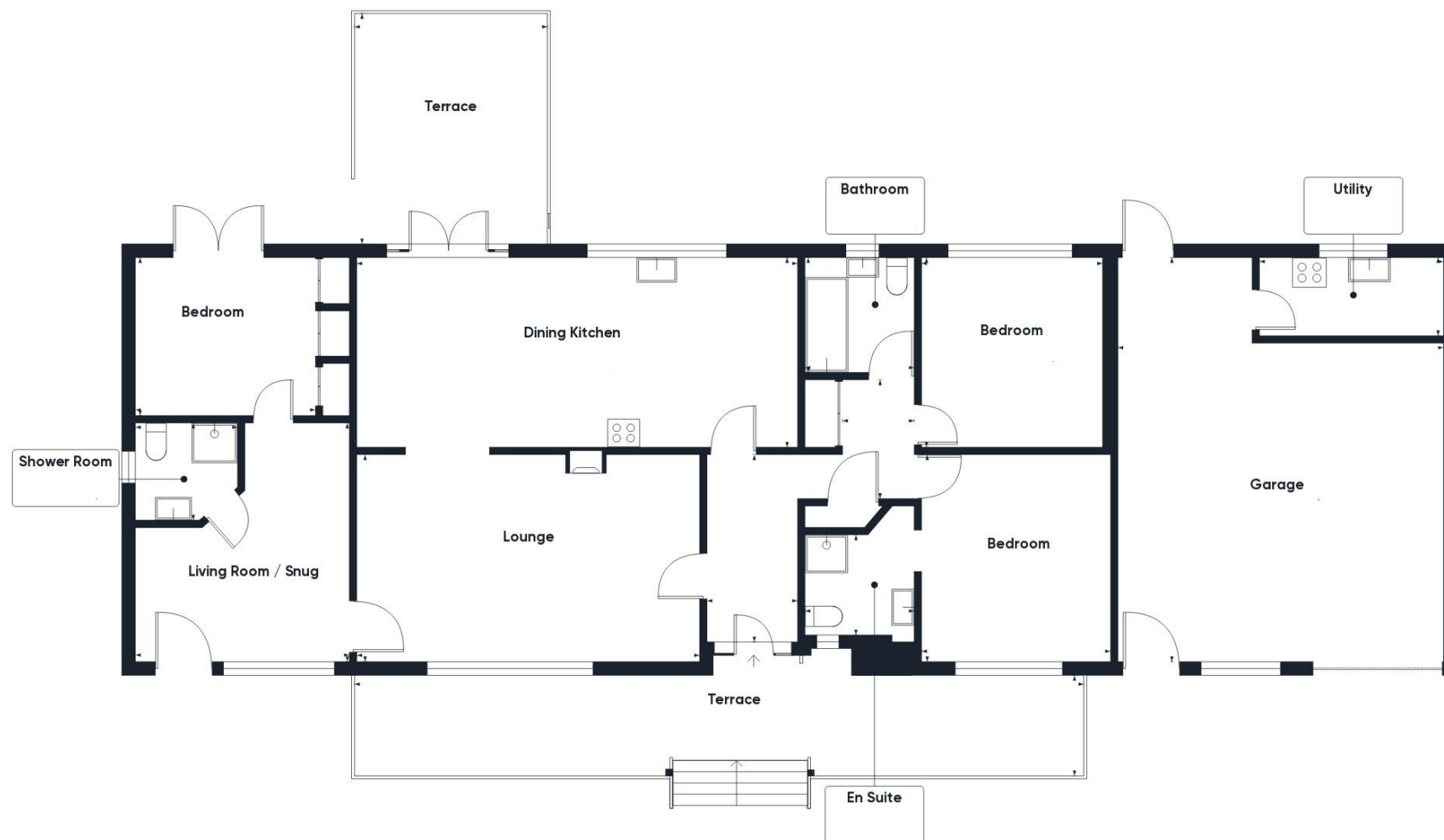
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