



17 Bennetts Mill Close  
Woodhall Spa, Lincoln, Lincolnshire LN10 6NA

£135,000  
NO ONWARD CHAIN

**BELL**





# 17 Bennetts Mill Close

Woodhall Spa, Lincolnshire LN10 6NA

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

17 Bennett's Mill Close is a two bedroom ground floor apartment, excellently presented with modern bathroom and kitchen fitments. Set to a popular residential area and no through road, the property enjoys a front patio, a dedicated parking space and convenient access to the services and amenities of this large, vibrant village. 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

Entered into the front, through communal hallway and into a wooden door through into:

## Reception Hall

With intercom telephone to wall and wooden effect flooring. There are wooden double doors to storage cupboard housing space and connections for washing machine and the water cylinder. Wooden doors to accommodation including:



### **Living/Dining/Kitchen 17' 10" x 9' 7" (5.43m x 2.92m)**

With wooden double glazed windows to front and side, spot lights to ceiling and central light over living room space. There is a sink and drainer set to roll edge worktop surface, good range of storage units to base and wall levels, Lamona oven, four ring hob beneath extractor canopy and integrated fridge and freezer. There is wooden effect flooring, wall mounted electric heater, multiple power points, television point and uPVC double glazed patio door to covered front seating space.

### **Front Bedroom 10' 6" x 8' 2" (3.20m x 2.49m)**

With wooden double glazed window to front, electric heater to wall, multiple power points, television point and wooden effect flooring.

### **Bathroom 6' 4" x 5' 8" (1.93m x 1.73m)**

With low-level WC, hand wash basin, bath with shower over, heated towel rail, fan, tiles to walls and wood effect flooring.

### **Rear Bedroom 12' 2" x 9' 9" (3.71m x 2.97m)**

With wooden double glazed window to rear, electric heater to wall, multiple power points, tv point and wooden effect flooring.

### **Outside**

The property enjoys a small paved patio, covered and accessed from the living room. The front is laid to slate chips surrounding the brick paved parking space allocated to no. 17. Further visitor parking is available elsewhere on the development on a first come first serve basis.

**East Lindsey District Council – Tax band: A**

**EPC Rating: C**

**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);

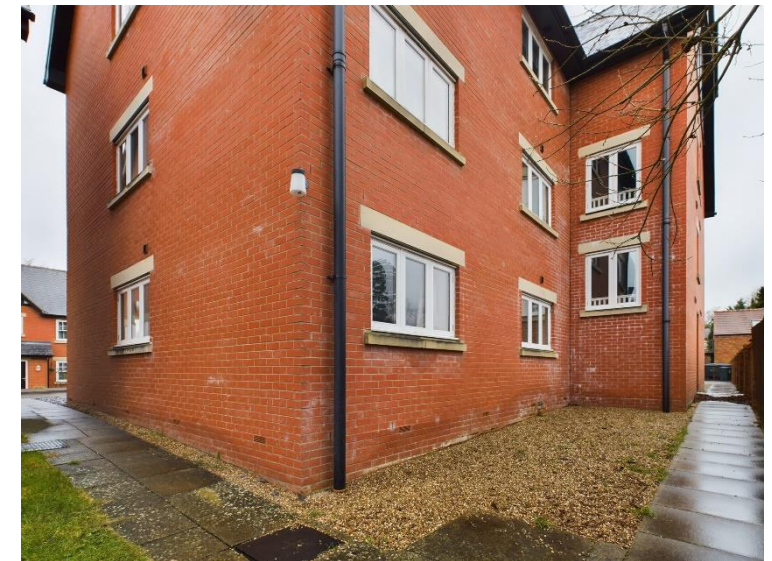
Website: <http://www.robert-bell.org>

Brochure prepared 24.02.2025





## Ground Floor



### DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333  
Email: woodhallspa@robert-bell.org

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

