



The Firs, 9 Kirkby Lane
Woodhall Spa, Lincoln, Lincolnshire LN10 6RZ

£179,950
NO ONWARD CHAIN

BELL



The Firs, 9 Kirkby Lane

Woodhall Spa, Lincolnshire LN10 6RZ

Lincoln – 19 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

A two bedroom semi-detached house pleasantly situated along the desirable Kirkby Lane. The property benefits from two reception rooms, enclosed rear garden and block paved driveway providing off-street parking. Internally the property does require a range of updating but offers an appealing opportunity to upgrade and improve to make an attractive home. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within reasonable walking distance. A viewing is recommended to fully appreciate the possibilities on offer.

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 uPVC door into:

Entrance Lobby

With staircase to the first floor and door to:

Sitting Room

With bay window to front aspect and having gas coal effect fire set to tiled surround and having picture rails, ceiling rose, radiator, power points and door to:





Dining Room

A dual aspect room including views over the rear garden and having under stairs cupboard with shelving and central heating boiler. There are picture rails, built-in storage cupboard, radiator, power points and glazed panel door to:

Kitchen

A dual aspect room overlooking the garden and having a range of fitted units comprising stainless steel sink inset to work surface over base units including space for slot-in cooker. There is further work surface to opposite side over base units, larger cupboard and wall mounted cupboards above. There are coved ceilings, radiator, power points and uPVC door to rear of property.

First Floor

Landing

With side aspect, access to roof space and door to:

Bedroom 1

With front aspect and having feature tiled fireplace, picture rails, telephone point, radiator and power points.

Bedroom 2

Overlooking the rear of the property and having picture rails, radiator, power points and built-in airing cupboard.

Bathroom

With a white suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is decorative wall tiling and radiator.

Outside

The property is approached over a block paved driveway providing off street parking. The remaining front garden is laid to lawn. The enclosed rear garden is predominantly laid to lawn with paved patio area and timber garden shed.

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.

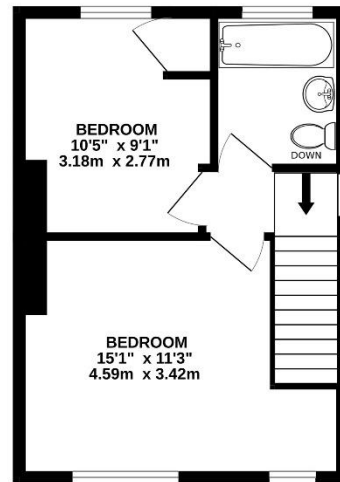
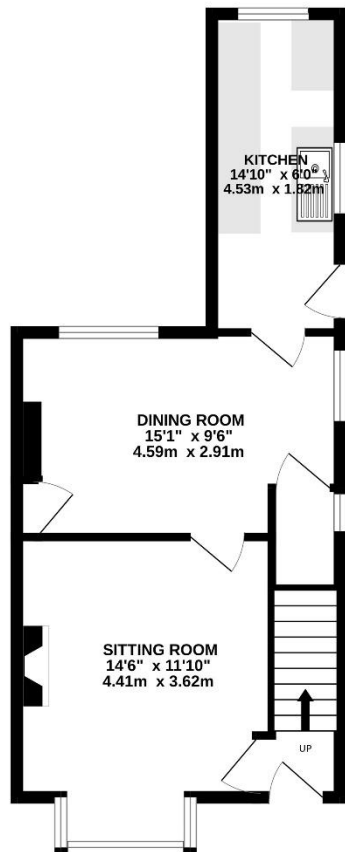
VIEWING: By arrangement with the agent's Woodhall Spa Office.

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GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.7 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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