



## 1 Coronation Cottages

Main Road, Stixwold, Woodhall Spa, Lincolnshire LN10 5HP

£225,000

**BELL**





# 1 Coronation Cottages

Main Road, Stixwold LN10 5HP

Lincoln – 18 miles

Grantham – 34 miles with East Coast rail link to London

Boston – 19 miles

(Distances are approximate)

Pleasantly situated within the pretty village of Stixwold stands this three bedroom end-terrace house. The property benefits from attractive far-reaching views from front and rear, and has been modernised and redecorated by the current vendors to provide attractive family accommodation. The shopping, social and educational facilities can be found within the nearby village of Woodhall Spa.

## Accommodation

Entered into the front through composite double glazed door into:

## Reception Hall

With tiled flooring, radiator, wooden glazed door to kitchen and wooden door to:

## Lounge 18' 0" x 10' 0" (5.48m x 3.05m) extending to 13' 3" (4.04m)

With uPVC double glazed window to front and French doors to rear. There is a multi-fuel stove on slate stand, radiators, television point, multiple power points and luxury vinyl tiled flooring.

## Kitchen Diner 14' 1" x 9' 1" (4.29m x 2.77m)

With uPVC double glazed window to side, 1 1/2 sink and drainer set to square edge oak worktop and a good range of storage units to base and wall levels. There is a Bosch oven and four ring hob beneath extractor canopy, space and connections for upright fridge-freezer and under counter washing machine. There are multiple power points, wood laminate flooring, radiator, wooden door to pantry storage cupboard housing wall mounted gas fired Worcester boiler and uPVC double glazed patio door to:





### Utility/Rear Lobby

With wooden single glazed windows to sides and rear and patio door to side. There is space and connections for tumble dryer and tile effect flooring.

### First Floor

#### Landing

With uPVC double glazed window to rear, loft access hatch, power point and wooden doors to bedrooms and:

#### Family Bathroom

With uPVC double glazed obscure window to rear and spot lights to ceiling. There is a low-level WC, hand wash basin to storage unit, p-shaped panel bath with shower over and tiled surround. There is a radiator; tiles to half height to walls and wood laminate flooring.

#### Bedroom 1 11' 10" x 10' 0" (3.60m x 3.05m) extending to 13' 3" (4.04m)

With uPVC double glazed window to front, multiple power points, radiator and wooden door to built-in storage space.

#### Bedroom 2 9' 2" x 7' 8" (2.79m x 2.34m)

With uPVC double glazed window to side, radiator and multiple power points.

#### Bedroom 3/Home Office 9' 10" x 6' 2" (2.99m x 1.88m)

With uPVC double glazed window to side, radiator, multiple power points and wood effect flooring.

### Outside

The property is approached to the front up a gravelled driveway providing parking for multiple vehicles and leading to a **Single Garage**.

The front garage is laid to lawn with hedge boundaries and set with mature shrubs.

The rear garden, contained by personnel gate from the drive, provides a child and pet friendly secure space. predominantly laid to lawn with mature established trees and shrubs throughout, the garden faces south with views across the arable farmland beyond, and is contained by mixed hedging. A timber garden store stands on a platform to the side, with patio seating spaces laid out immediately off the house and to the rear corner.





**East Lindsey District Council – Tax band: A**  
**EPC Rating: tbc**

**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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