



7 St Leonards Place  
Woodhall Spa, Lincolnshire LN10 6AA

£269,950

**BELL**  
ROBERT BELL & COMPANY





## 7 St Leonards Place Woodhall Spa, Lincolnshire LN10 6AA

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 17 miles

(Distances are approximate)

Pleasantly tucked away to a block paved cul-de-sac stands this well presented three bedroom semi-detached house. The property enjoys thoughtfully designed accommodation including breakfast kitchen, lounge diner overlooking the rear garden and en-suite to main bedroom. Outside there is off street parking, garage and enclosed rear garden. 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 with storm porch over is gained through a uPVC door into:

### Reception Hall

Having staircase to first floor with storage space below, wood effect flooring, radiator, power points and door to:







### **Cloakroom**

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

### **Breakfast Kitchen 14' 5" x 10' 9" (4.39m x 3.27m)**

With pleasing views through bay window to the south; having a range of fitted units comprising one and a half stainless steel sink drainer inset to ample work surface over base units including space and plumbing for washing machine and dishwasher. There is a four ring gas hob over electric oven, space for fridge freezer, wall mounted cupboards above and filter hood over the hob. There are coved ceilings, tiled flooring, radiator and power points.

### **Lounge/Diner 18' 0" x 11' 2" (5.48m x 3.40m)**

Overlooking and having uPVC patio doors to the rear garden, coved ceiling, TV point, radiator and power points.

### **First Floor**

#### **Landing**

With built-in airing cupboard, access to roof space, coved ceiling and door to:

### **Bedroom 1 12' 5" x 10' 3" (3.78m x 3.12m)**

Overlooking the rear garden and having coved ceiling, radiator, TV point, power points and door to **En-Suite**, with a suite comprising tiled shower cubicle, pedestal wash hand basin and low-level WC. There is tiled flooring, heated towel rail and shaver point.

### **Bedroom 2 10' 10" x 9' 9" (3.30m x 2.97m)**

With attractive aspect and having coving, radiator, TV point and power points.

### **Bedroom 3 10' 10" x 9' 10" (3.30m x 2.99m)**

Overlooking the rear garden and having coving, radiator, BT point and power points.

### **Bathroom**

With a white suite comprising paneled bath, pedestal wash hand basin and low-level WC. There is a heated towel rail and shaver point.







## Outside

The property is approached over a block paved driveway providing ample parking and leads to the **Garage**, with up and over door, power, lighting and uPVC service door to the garden. The enclosed rear garden is predominantly laid to lawn with paved patio area and having decorative shrubs to borders.

## Further Information

All mains services. Gas 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 = B

EPC RATING = B

**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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.



B135 Printed by Ravensworth 01670 713330