



9 Woodland Drive
Woodhall Spa, Lincoln, Lincolnshire LN10 6YF

£425,000

BELL



9 Woodland Drive

Woodhall Spa, Lincolnshire LN10 6YF

Lincoln – 19 miles
Grantham – 33 miles with East Coast rail link to London
Boston – 18 miles

(Distances are approximate)

A well-presented four bedroom detached house pleasantly situated within the ever-popular Woodland Drive. Internally the property is enhanced by two reception rooms and utility off the kitchen. Outside there is attached double garage, double width driveway and attractive front and rear gardens. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within reasonable walking distance. A viewing is highly recommended to fully appreciate the accommodation and setting 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 leading into:

Reception Hall

With staircase to the first floor and having coved ceiling, decorative wood paneling to dado rail, radiator, power points and glazed panel door to:



Lounge 12' 10" x 23' 10" (3.91m x 7.26m)

A dual aspect room including uPVC patio doors to the rear garden. There is a gas fire set to decorative surround, coved ceiling, two radiators, television ariel point and power points.

Dining Room 9' 5" x 10' 11" (2.87m x 3.32m)

With front aspect and having coved ceiling, radiator, power points and glazed panel door to:

Kitchen/Breakfast Room 11' 10" x 12' 7" (3.60m x 3.83m) max

Overlooking the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units. There is a four-ring gas hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, coved ceiling, radiator, power points and archway to:

Utility Room

With fitted worksurface to one wall over base unit and space with plumbing for washing machine, wall mounted display cabinets, coved ceiling, power points and uPVC door to rear garden.

Cloakroom

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

First Floor Landing

With built-in airing cupboard, coved ceiling, power point and door to:

Bedroom 1 12' 2" x 12' 6" (3.71m x 3.81m)

With front aspect and having two full height built-in wardrobes with mirrored doors, coved ceiling, radiator and power points.

Bedroom 2 12' 10" x 10' 11" (3.91m x 3.32m)

With front aspect and having full height built-in double wardrobe with mirrored doors, coved ceiling, radiator access to roof space and power points.





Bedroom 3 9' 5" x 10' 6" (2.87m x 3.20m)

Overlooking the rear garden and having coved ceiling, radiator and power points.

Bedroom 4 8' 4" x 11' 0" (2.54m x 3.35m)

Again, overlooking the rear garden and having full height built-in double wardrobe, coved ceiling, radiator and power points.

Shower Room

With a white suite comprising shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is decorative wall tiling, radiator and coved ceiling.

Outside

The property is approached over a double width driveway providing off street parking and leads to **Double Garage** with up and over door, power, lighting and service door to the rear. The remaining front garden is laid to lawn with decorative shrubs and mature tree to borders. The rear garden is predominantly laid to lawn with paved patio area. There is a kitchen garden to one side with green house and garden utility area. There is a wide variety of ornamental shrubs to borders, timber garden shed and summer house.

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 = E

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

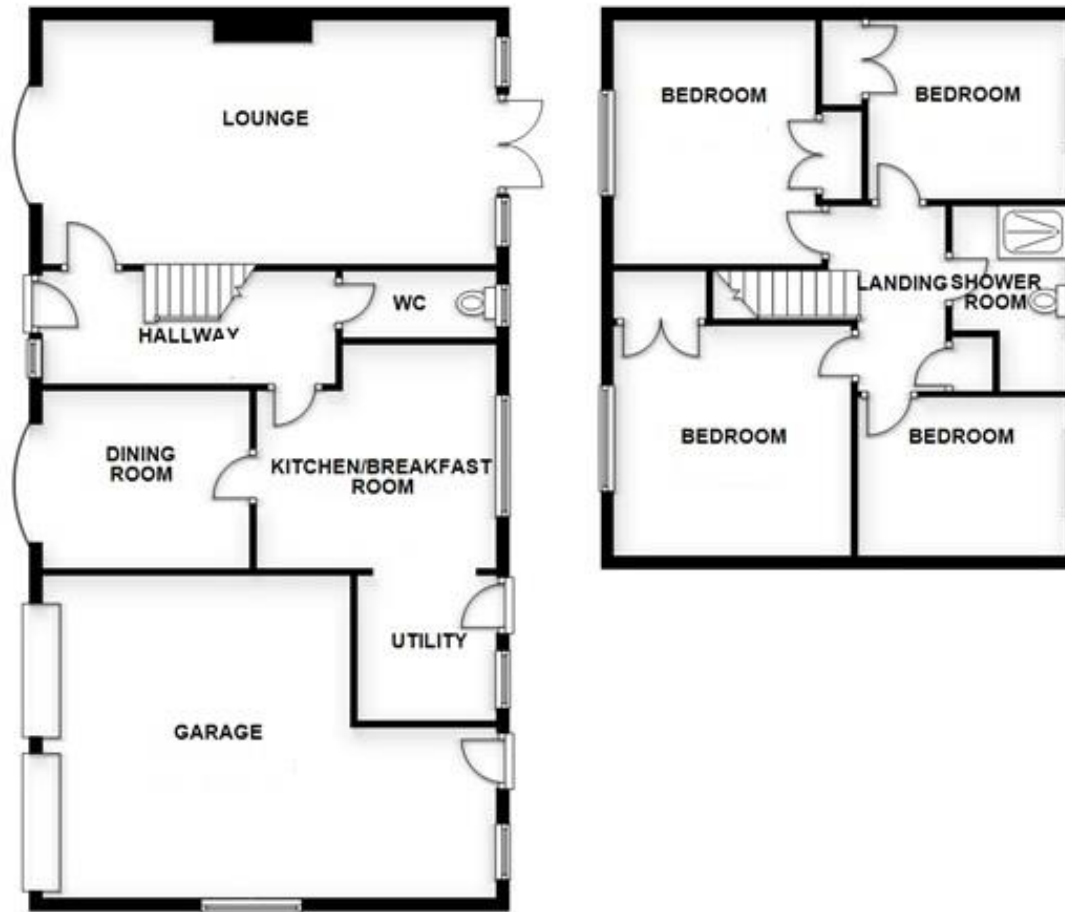
Website: <http://www.robert-bell.org>

Brochure prepared 25.03.2025





9 Woodland
Drive
Woodhall
Spa
LN10 6YF



FLOOR PLAN INC GARAGE

TOTAL AREA: APPROX. 165.3 SQ. METRES (1779.2 SQ. FEET)

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

