



8 Manor Drive

Woodhall Spa, Lincoln, Lincolnshire LN10 6AJ

£399,950  
NO ONWARD CHAIN

**BELL**





## 8 Manor Drive

Woodhall Spa, Lincolnshire LN10 6AJ

Lincoln – 22 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 16 miles

(Distances are approximate)

A modern thoughtfully designed home of some considerable appeal pleasantly situated to the far end of this attractive cul-de-sac. Internally the property is enhanced by four double bedrooms, two reception rooms and full width living kitchen with bi-folding doors opening to rear garden. Outside the property has off street parking, garage and enclosed rear garden. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within reasonable walking distance and also many very appealing countryside walks including the Viking Way and Water Railway Path along the River Witham. A viewing is highly recommended to fully appreciate the standard of fitment and setting this property offers.



### Accommodation

Entrance into the property is gained through a uPVC door leading into:

### Reception Hall

With staircase to the first floor and having built-in understairs cupboard, tiled flooring, radiator, power points and door to:

### Sitting Room 8' 7" x 18' 3" (2.61m x 5.56m)

With bay window to front aspect and having., tv point, radiator and power points.





### Family Room

With front aspect and having radiator, power points and useful full height full width e storage cupboard with lighting and power points.

### Living Kitchen 12' 6" x 15' 7" (3.81m x 4.75m)

The 'Hub' of this superb family home, overlooking the rear garden through bi-folding doors and having a wide range of stylish fitted units comprising twin stainless steel sink drainer inset to Quartz worksurface over base units including integral dishwasher and fridge freezer. There is a five-ring gas hob over electric oven, wall mounted cupboards above and filter hood over the hob. There are ceiling spot lights, wood effect tiled flooring, radiator and power points.

### Utility Room 10' 1" x 5' 2" (3.07m x 1.57m)

With fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is bespoke fitted shelving, radiator, power points and extractor fan.

### Cloakroom

With a low-level WC, wash hand basin over vanity cupboard, radiator, wood effect tiled flooring, and extractor fan.

### First Floor

#### Landing

With built-in understairs cupboard, access to roof space, radiator, power points and door to:

### Bedroom 1 13' 8" x 12' 4" (4.16m x 3.76m)

Overlooking the rear garden and having radiator, power points and door to En-Suite having a stylish suite comprising double sized shower cubicle, pedestal wash hand basin and a low-level WC. There is a tiled flooring, ceiling spot lights and a heated towel rail.

### Bedroom 2 11' 4" x 10' 1" (3.45m x 3.07m)

Again, overlooking the rear garden and having radiator and power points.

### Bedroom 3 10' 1" x 12' 2" (3.07m x 3.71m)

With front aspect and having radiator and power points.







#### **Bedroom 4 8' 8" x 11' 7" (2.64m x 3.53m)**

With front aspect and having radiator and power points.

#### **Bathroom 7' 6" x 8' 9" (2.28m x 2.66m)**

With a stylish white four-piece suite comprising paneled bath, tiled shower cubicle, wash hand basin over vanity unit and a low-level WC. There is tiled flooring, ceiling spot lights and a heated towel rail.

#### **Outside**

The property is approached over a driveway providing parking and a garage set to a block of three with further parking. The remaining front garden is laid to lawn with a variety of decorative shrubs to borders. The enclosed rear garden is laid to lawn with paved patio area, a variety of ornamental shrubs to borders and outside lighting.

**East Lindsey District Council – Tax band: E**  
**EPC Rating: B**

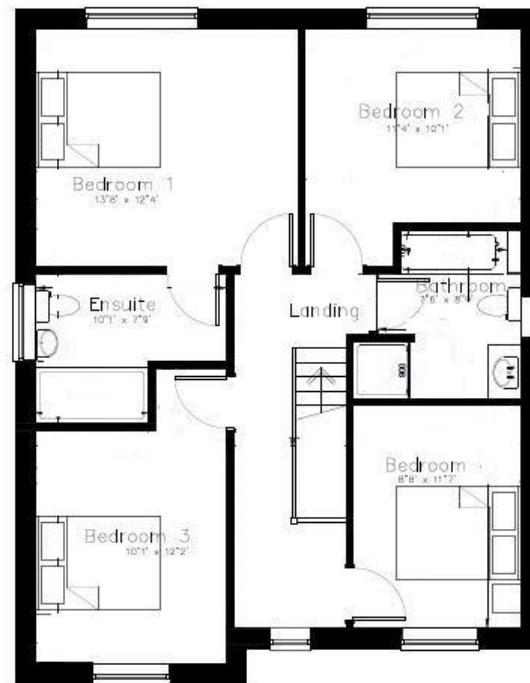
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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



First Floor

#### **DISCLAIMER**

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