



53 Bennetts Mill Close
Woodhall Spa, Lincoln, Lincolnshire LN10 6NA

£195,000
NO ONWARD CHAIN

BELL



53 Bennetts Mill Close

Woodhall Spa, Lincolnshire LN10 6NA

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A two double bedroom end terrace house pleasantly situated to an appealing cul-de-sac, convenient for all the shopping, social and educational facilities of this most sought-after Lincolnshire village. Internally the property is further enhanced by kitchen diner, living room and utility. Outside there are enclosed rear gardens laid to lawn with paved patio area.

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 glazed panel door leading into:

Entrance Lobby

With staircase to the first floor and having wood effect flooring, radiator, power points and door to:

Living Room 14' 3" x 10' 8" (4.34m x 3.25m)

With front aspect and having television point, radiator, telephone point, power points and door to:





Kitchen Diner 13' 9" x 11' 3" (4.19m x 3.43m)

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

Utility Room

With fitted worksurface to one wall over base unit and space with plumbing for washing machine. There is wall mounted cupboard above, wood effect flooring, radiator, power points uPVC door to rear garden and door to:

Cloakroom

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

First Floor

Landing

With side aspect window and having built-in linen cupboard, power point, access to roof space and door to:

Bedroom 1 13' 9" x 10' 8" (4.19m x 3.25m)

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

Bedroom 2 13' 9" x 9' 8" (4.19m x 2.94m)

With front aspect and having radiator, telephone point, television point and power points.

Bathroom

With a white suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is wood effect flooring, extractor fan and a heated towel rail.

Outside

The property has an enclosed rear garden predominantly laid to lawn with paved patio and a variety of decorative shrubs to borders.





East Lindsey District Council – Tax band: B
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>

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