



24 St Georges Drive  
Woodhall Spa, Lincoln, Lincolnshire LN10 6PD

£325,000  
NO ONWARD CHAIN

**BELL**





## 24 St Georges Drive

Woodhall Spa, Lincolnshire LN10 6PD

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

A three bedroom detached bungalow pleasantly situated within a cul de sac of this ever-popular Viking Park. Internally the property is enhanced by en-suite to main bedroom and utility room off the kitchen. Outside there is off street parking, attached garage and front and rear gardens landscaped with low maintenance into mind and offers good privacy. The shopping social and educational facilities of this most sought-after Lincolnshire village are all within reasonable 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 is inset to a storm porch and is gained through a uPVC door into:

### Reception Hall

With built-in airing cupboard, built-in cloaks cupboard, coved ceiling, radiator, power points, access to the roof space and door to:







#### **Breakfast Kitchen 7' 10" max x 10' 3" (2.40m x 3.11m)**

With front aspect and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units. There is a slot-in electric cooker, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, radiator, wood effect flooring, power points and doorway to:

#### **Utility Room**

With side aspect and having fitted worksurface to one wall over space and plumbing for a washing machine. There is coved ceiling, radiator, wood effect flooring, power points and uPVC door to the side of the property.

#### **Lounge Diner 13' 1" x 18' 5" (3.98m x 5.60m)**

A dual aspect room including patio doors to the rear garden and having coved ceiling, two radiators and power points.

#### **Bedroom 1 9' 8" x 13' 8" (2.94m x 4.16m)**

With front aspect and having coved ceiling, radiator, power points and door to **En-Suite** with a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is wood effect flooring, coved ceiling and radiator.

#### **Bedroom 2 8' 11" x 12' 2" (2.71m x 3.71m)**

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

#### **Bedroom 3/Home Office 8' 11" x 8' 6" (2.71m x 2.60m)**

With a side aspect and having coved ceiling, radiator and power points. The room is currently used as a home office.

#### **Shower Room**

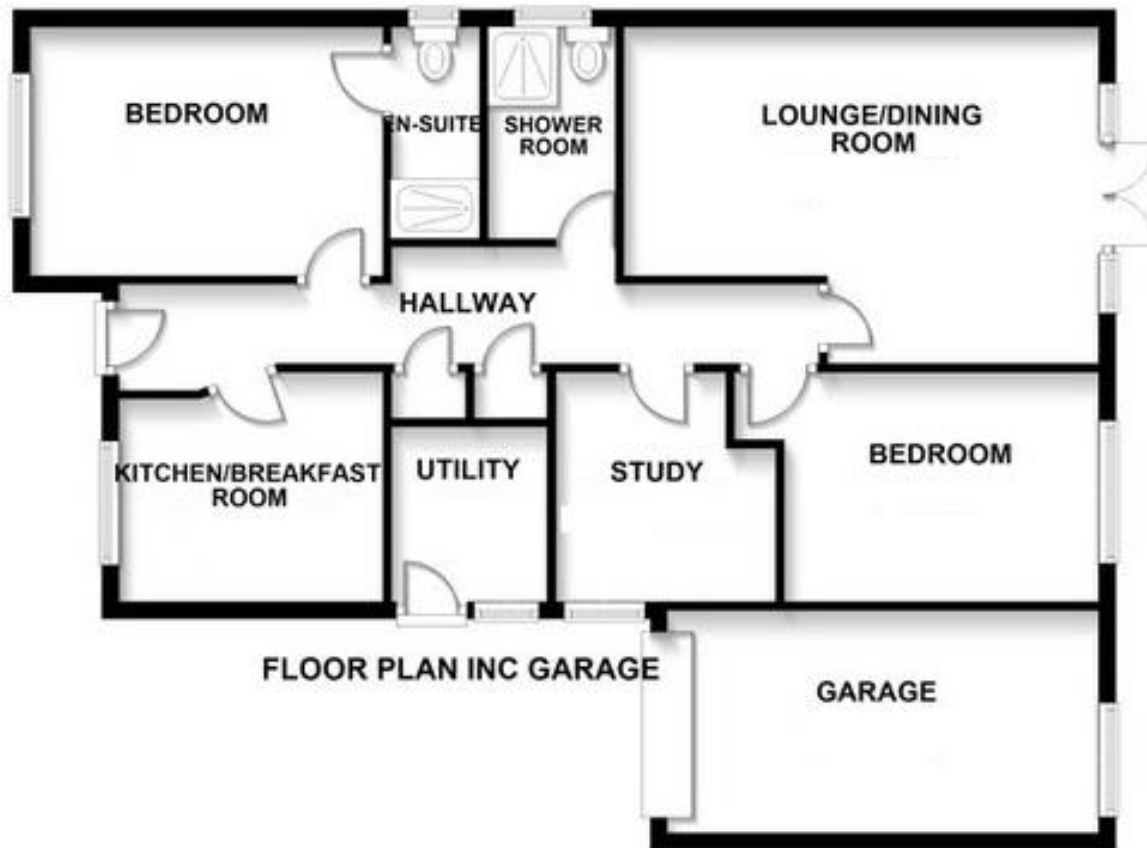
With a suite comprising large shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling and a heated towel rail.

#### **Outside**

The property is approached over a driveway providing off street parking and leads to **Attached Garage**, with electric up and over door, power and lighting. The remaining front garden is laid with low maintenance in mind to gravel having a variety of decorative shrubs to borders. The enclosed rear garden is also laid to gravel with a variety of decorative shrubs to borders, paved patio area and a timber garden shed. A feature of this garden is it enjoys excellent privacy.



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TOTAL AREA: APPROX. 95.6 SQ. METRES (1028.8 SQ. FEET)

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**East Lindsey District Council – Tax Band: D**  
**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.  
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