



## Tree Haven

33 Stixwould Road, Woodhall Spa, Lincolnshire LN10 6QH

£825,000

**BELL**  
ROBERT BELL & COMPANY









# Tree Haven

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Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distance are approximate)

An eye-catching property of some significant appeal situated to a highly desirable part of this most sought-after Lincolnshire village, opposite 'Pine Woods' and backing onto Woodhall Spa cricket ground. The property has been extensively upgraded and reconfigured in recent times to provide a striking period home successfully blending modern specification fitment including solar panels and air source heating system with battery storage, two CCTV systems linked to phone apps. The accommodation briefly comprises three bedrooms, all having en-suite, three reception rooms and stylish kitchen/family room. Outside the property is further enhanced by integral double garage, ample parking for many vehicles, adjustable height motorhome/car port and attractive south westerly facing enclosed rear gardens. The shopping, social and educational facilities including Jubilee Park with heated outside swimming pool 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 is gained through solid timber double doors opening into:

### **Entrance Hall**

With parquet flooring, understairs storage, and door to:

### **Living Room 15' 0" x 14' 0" (4.57m x 4.26m)**

Overlooking the front garden and towards 'Pine Woods' through one of its distinctive bay windows, with parquet flooring, feature fireplace and sliding double doors into:

### **Dining Room 14' 0" x 12' 0" (4.26m x 3.65m)**

A dual aspect room with French doors opening directly onto rear terrace. The room continues with parquet flooring and door to:

### **Kitchen/Family Room 28' 4" x 10' 5" (8.63m x 3.17m) extending to 17' 8" (5.38m)**

With a range of stylish fitted units comprising one and a half sink drainer with 'Franke' instant boiling water tap inset to granite worksurface over base units including 'Bosch' integrated dishwasher. There are 'Neff' appliances including four-ring induction hob, electric oven and steam oven and space for an American style fridge freezer, wall mounted cupboards above and filter hood over the hob. There is a solid timber breakfast bar over further storage, patio doors to the garden and paved terrace area, door to rear hall and door to:

### **Utility Room 12' 8" x 5' 0" (3.86m x 1.52m)**

With timber worksurface over space and plumbing for washing machine and tumble dryer, tiled flooring, service door to garage and door to:

### **Cloakroom**

With a low-level WC and pedestal wash hand basin, heated towel rail and tiled flooring.

### **Rear Hall**

With tiled flooring and door to side of property.

### **Inner Hall**

With staircase to the first floor, door returning to entrance hall and door to:







### **Main Bedroom 13' 7" x 11' 4" (4.14m x 3.45m)**

With side aspect and having ceiling spot lights, radiator, power points, door to dressing room/bedroom 2 and door to **En-Suite 12' 0" x 6' 0" (3.65m x 1.83m)** with a suite comprising panelled bath having shower over, wash hand basin over vanity unit and a low-level WC. There is wood effect tiled flooring and a heated towel rail.

### **Bedroom 2 13' 10" x 13' 10" (4.21m x 4.21m)**

With deep bay window to front aspect, radiator, power points and door to **En-suite**, having a white suite comprising shower cubicle, wash hand basin over vanity unit and a low level w.c. There is wood effect flooring and a heated towel rail.

### **First Floor**

#### **Landing**

A feature walk around landing having views to the front and door to:

#### **Guest Suite**

#### **Dressing Room 10' 0" x 9' 0" (3.05m x 2.74m)**

With a range of full height fitted wardrobes, this room would have a variety of possibilities including nursery, office or an occasional further bedroom for example. There is a door leading to:

#### **Inner Hall**

With door to en-suite and door to:

#### **Bedroom 17' 9" x 9' 8" (5.41m x 2.94m)**

An appealing dual aspect room with sloping ceilings, Velux windows, access to storage and door to: **Walk-in Wardrobe 8' 6" x 5' 8" (2.59m x 1.73m)** with hanging rails and shelving. **En-Suite** with a white suite comprising shower cubicle, low-level WC and wash hand basin over vanity cupboard. There is heated towel rail and tiled flooring.

### **Outside**

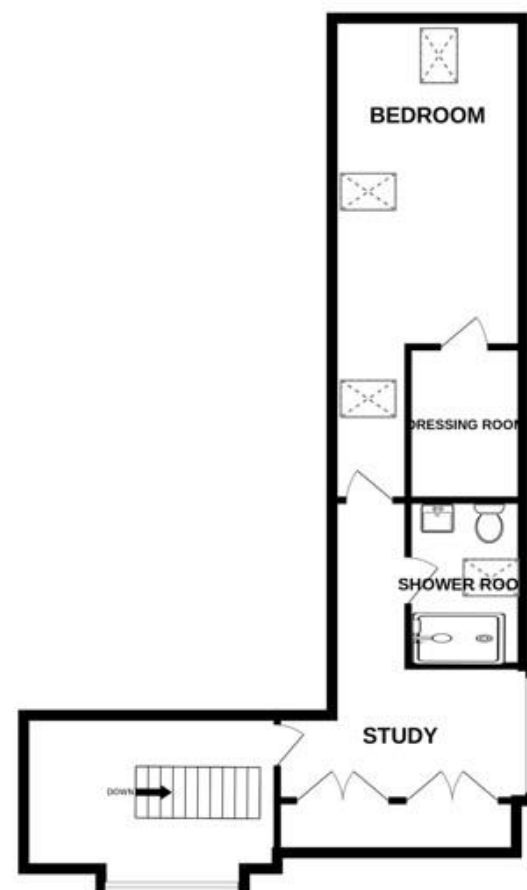
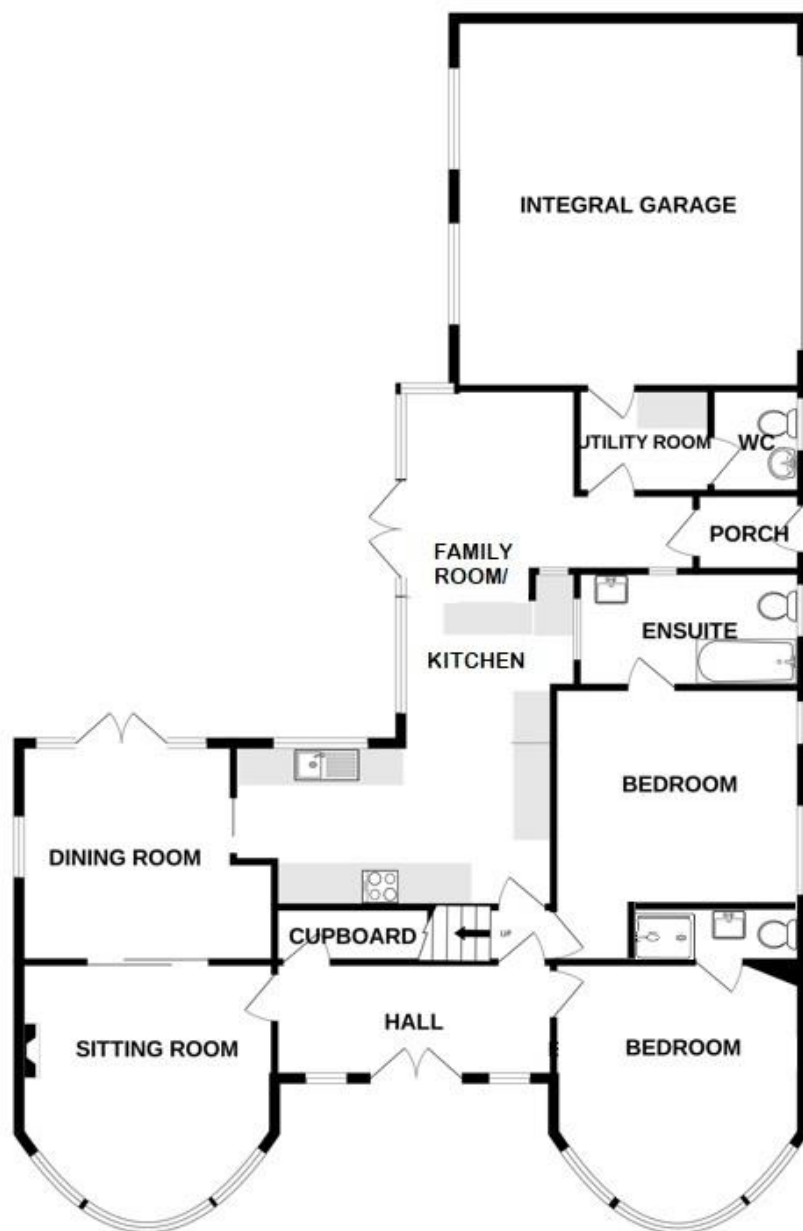
The property is approached over a gravelled driveway providing ample parking for many vehicles, turning area and leads to **Integral Double Garage 20' 0" x 18' 2" (6.09m x 5.53m)** with electric door, power, lighting and service door into the accommodation. The drive continues to **Aluminium Motorhome/Car Port 29' 0" x 10' 0" (8.83m x 3.05m)**, with telescopic adjustable height for larger vehicles. The remaining front garden is mostly laid to lawn with a variety of decorative shrubs to borders. The enclosed rear garden offers excellent privacy, laid predominantly to lawn with kitchen garden to one side. There is a raised terrace with access off the dining and garden rooms providing south westerly views over the garden and having fixed pergola with integrated LED lights and slatted adjustable roof providing shade and all weather outside space including double outside electric socket.













**Notes:** The Agents have not been privy to the contents of the Title of the property and cannot in any way formally 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 areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

**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 appointment with the agent's Woodhall Spa Office, 19 Station Road, Woodhall Spa, Lincolnshire. LN10 6QL. Tel. 01526 353333; Fax. 01526 352600

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EPC Rating: B  
Tax Band: E

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