



12 Arnhem Way  
Woodhall Spa, Lincoln, Lincolnshire LN10 6TJ

£325,000  
NO ONWARD CHAIN

**BELL**





## 12 Arnhem Way

Woodhall Spa, Lincolnshire LN10 6TJ

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

Pleasantly situated to south side of the ever-popular Arnhem Way to large grounds stands this three bedroom detached bungalow. Internally the property provides two reception rooms and large conservatory. The property is in need of an extensive range of updating but offers an exciting opportunity to upgrade to one's own taste. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the setting and possibilities 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 entrance door leading into:

### Entrance Porch

With lighting, service door to the garage and uPVC door to:

### Reception Hall

With built-in cloaks cupboard, coved ceiling, radiator, power points and door to:

### Living Room 15' 10" x 11' 10" (4.82m x 3.60m)

A dual aspect room with coved ceiling, two radiators, power points, double doors to conservatory and sliding door to:





#### **Dining Room 12' 10" x 10' 0" (3.91m x 3.05m)**

With radiator and power point, door returning to reception hall and sliding door to:

#### **Kitchen 12' 2" x 9' 2" (3.71m x 2.79m)**

Overlooking the rear garden and having fitted units comprising one and half bowl sink with drainer inset to work surface over base units, four ring gas hob and electric double oven. There are wall mounted cupboards above, larder cupboard, tiled floor, exposed ceiling timbers, power points, uPVC door to conservatory and doorway to:

#### **Utility Room**

A dual aspect room with stainless steel sink drainer inset to work surface over base units, tall larder cupboard, tiled floor, radiator and power points. There is a timber stable door to rear garden and timber door to:

**Cloakroom** with a low-level WC.

#### **Conservatory 17' 3" x 17' 3" (5.25m x 5.25m) max of L shaped room**

Overlooking the rear garden and having tiled flooring, radiator, power points and uPVC double doors to paved patio.

#### **Bedroom 1 12' 11" x 10' 11" (3.93m x 3.32m)**

A dual aspect room with built-in double wardrobe, radiator and power points.

#### **Bedroom 2 11' 0" x 10' 0" (3.35m x 3.05m)**

A dual aspect room with built-in double wardrobe, radiator, coved ceiling and power points.

#### **Bedroom 3 10' 0" x 9' 6" (3.05m x 2.89m)**

With a side aspect and having coved ceiling, radiator and power points.

#### **Bathroom**

Being fully wall tiled, having a suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is a heated towel rail, radiator and coved ceiling.

#### **Outside**

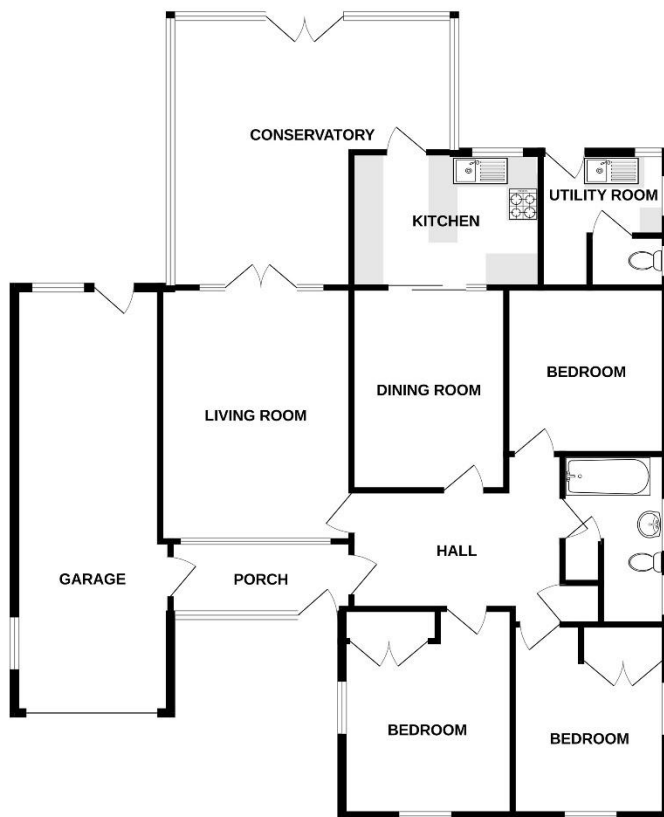
The property is approached over a driveway providing ample parking for several vehicles and leads to **Integral Garage**, with up and over door, power, lighting and service door into the property.

The remaining front garden is laid to lawn. The south facing rear garden is predominantly laid to lawn with paved patio area. The remaining garden is laid to a variety of wild flowers and mature trees leading down to adjoining beck.





GROUND FLOOR  
1608 sq.ft. (149.4 sq.m.) approx.



TOTAL FLOOR AREA: 1608 sq.ft. (149.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: D

**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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