



33a St Andrews Walk
Woodhall Spa, Lincoln, Lincolnshire LN10 6PF

£350,000
NO ONWARD CHAIN

BELL



33a St Andrews Walk

Woodhall Spa, Lincolnshire LN10 6PF

Lincoln – 18 miles
Grantham – 32 miles
Boston – 18 miles

(Distances are approximate)

Situated within the ever-popular Viking Park and pleasantly overlooking an open green space stands this well-presented detached bungalow. Internally this extended and versatile property currently provides three reception rooms, two double bedrooms with en-suite to main but could also be easily configured to have a third bedroom. Outside there is detached garage, parking for several vehicles and attractive south westerly facing rear gardens offering excellent privacy.

The property is within reasonable walking distance from the many shopping and social facilities this most sought-after Lincolnshire village enjoys. A viewing is highly recommended to fully appreciate the setting and accommodation 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 Lobby 8' 5" x 6' 2" (2.56m x 1.88m)

With uPVC main entrance door, overlooking the front garden and open green space beyond; with tiled flooring, power points and uPVC door to:

Reception Hall with built-in airing cupboard, access to roof space, radiator, coved ceiling and power points. Doors to:





Lounge 16' 7" x 12' 0" (5.05m x 3.65m)

A dual aspect room having views to the front and uPVC patio doors to the rear garden; a gas coal effect fire, coved ceiling, TV point, radiator and power points.

Dining Room 11' 10" x 9' 10" (3.60m x 2.99m)

With uPVC patio doors to the rear garden; coved ceiling, radiator and power points. Door to:

Breakfast Kitchen 15' 0" x 12' 0" (4.57m x 3.65m)

Overlooking the rear garden and having a stylish range of fitted units comprising one and a half bowl sink with drainer inset to work surface over base units including integral dishwasher and washing machine. There is a four ring gas hob, electric double oven, wall mounted cupboards above and stainless steel filter hood over the hob. There is a fitted breakfast bar to one side, ceiling spot lights, coving, radiator and power points. Door returning to the reception hall, glazed panel door to home office and door to:

Larder Cupboard believed to formerly be a cloakroom; fully wall tiled comprising a wash hand basin and full height larder cupboard, radiator and coved ceiling.

Home Office 11' 8" x 6' 3" (3.55m x 1.90m)

With views over and access via a uPVC door to the rear garden; ceiling spot lights, radiator and power points.

Bedroom 1 14' 3" x 10' 6" (4.34m x 3.20m)

Having a double aspect to the front; an extensive range of fitted bedroom units including wardrobes, matching bedside cabinets and overhead storage. There is coved ceiling, radiator, power points and door to **En-Suite** being fully wall tiled comprising a tiled shower cubicle, wash hand basin over vanity cupboard and a low-level WC. Tiled flooring, heated towel rail and extractor fan.

Bedroom 2 10' 0" x 10' 0" (3.05m x 3.05m)

With side aspect; having built-in double wardrobe, vanity unit over drawers, coved ceiling, radiator and power points.

Shower Room being fully wall tiled; comprising a tiled shower cubicle, wash hand basin over vanity cupboard and a low-level WC. Further vanity cupboards over the basin with central mirror and downlighting, tiled flooring, radiator, coving, ceiling spot lights and extractor fan.

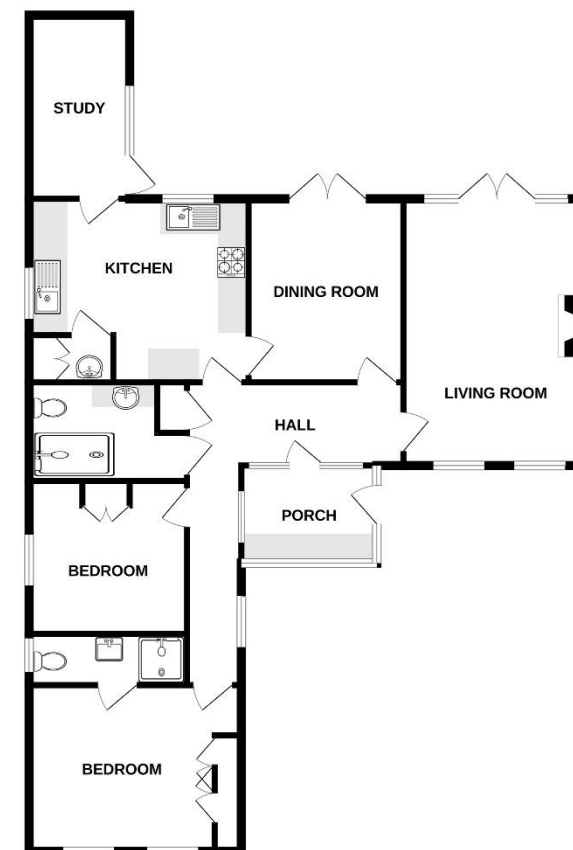
Outside

The property is approached over a driveway providing off street parking and access to **Detached Garage**, with electric door, power and lighting. There is further block paved parking to side and the remaining front garden with its brick wall frontage is laid to lawn with a variety of decorative shrubs to borders. The enclosed south westerly facing rear garden is predominantly laid to lawn with decorative shrubs to borders, paved patio area, outside lighting and two water taps.





GROUND FLOOR
1079 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.3 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.
Made with Metreplan 12/2015

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE 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> Brochure prepared 12.5.2025

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