



20 Grove Drive
Woodhall Spa, Lincoln, Lincolnshire LN10 6RT

£599,950

BELL





20 Grove Drive

Woodhall Spa, Lincolnshire LN10 6RT

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

20 Grove Drive is a beautiful five-bedroom detached family home, providing versatile and spacious ground floor accommodation including a large lounge and south-facing conservatory. With dining room, breakfast kitchen, utility room, office/snug and cloakroom completing the ground floor, the first provides five bedrooms (two with en suite bath or shower rooms) and a family bathroom; alongside a detached double garage.

Set with a large front garden and beautiful rear space, with a wealth of mature flower beds, the property looks south across neighbouring arable farmland and towards Ostler's Plantation.

The property occupies a desirable position to the south-eastern fringe of the village of Woodhall Spa, with a full range of services and amenities including schooling, shops, supermarket and doctor's surgery plus a range of public transport links.



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 Porch having uPVC double glazed door, with obscure full height window alongside and uPVC double glazed window to side. There is a radiator and wooden single glazed obscure door to:

Entrance Hallway with wood flooring, wooden door to cloak store, radiator and multiple power points. There are doors to ground floor accommodation and French doors to:

Lounge 20' 7" x 12' 7" (6.27m x 3.83m) having uPVC double glazed window to front; glazed obscure French doors to dining room and sliding doors to rear to conservatory. There is a decommissioned gas fire set to stone surround, radiator, ceiling and wall lights, television point and power points.

Conservatory 12' 8" x 12' 6" (3.86m x 3.81m) with uPVC double glazed windows to sides and rear with French doors to side and having tiled flooring and power points.

Dining Room 12' 0" x 9' 9" (3.65m x 2.97m) with uPVC double glazed sliding doors to rear patio and having radiator and power points.

Breakfast Kitchen 13' 0" x 11' 6" (3.96m x 3.50m) having uPVC double glazed window to rear; an excellent range of storage units to base and wall levels; 1 ½ bowl sink and drainer set to roll edge worktop with breakfast bar peninsula. Electrolux oven and grill, Neff four ring gas hob beneath extractor canopy, integrated fridge and dishwasher. There is tiled flooring, radiator, ceiling and under unit lighting, power points and door to:

Utility Room 8' 2" x 7' 3" (2.49m x 2.21m) having uPVC double glazed obscure door and window to side; sink and drainer set to roll edge worktop above storage units with space and connections for under counter washing machine and freezer. There is tiled flooring, radiator and power points.

Office/Snug 11' 5" x 11' 0" (3.48m x 3.35m) with uPVC double glazed windows to front and side; built-in office furniture, radiator, television point and power points.

Cloakroom with uPVC double glazed obscure window to side and having low-level WC, wash hand basin to storage unit, vinyl flooring and radiator.





First Floor

Gallery Landing with uPVC double glazed window to side and having radiator, built-in airing cupboard, power points and doors to bedrooms and family bathroom.

Main Bedroom 13' 1" x 11' 10" (3.98m x 3.60m) having uPVC double glazed window to rear and having built-in bedroom furniture, radiator, television point, power points and door to:

En-Suite Bathroom 7' 10" x 7' 0" (2.39m x 2.13m) with uPVC double glazed obscure window to side and having panel bath with tiled surround and shower over, low-level WC, wash hand basin set to storage unit with illuminated mirror over, heated towel rail and tiled flooring.

Bedroom 4 10' 2" x 10' 1" (3.10m x 3.07m) *plus built-in wardrobe.* With uPVC double glazed window to rear, radiator and power points.

Bedroom 3 10' 9" x 10' 1" (3.27m x 3.07m) *plus built-in wardrobe space.* With uPVC double glazed window to rear and having radiator, television point and power points.

Bedroom 5 10' 1" x 9' 6" (3.07m x 2.89m) *max.* With uPVC double glazed window to front, radiator and power points.

Family Bathroom 8' 5" x 7' 1" (2.56m x 2.16m) with uPVC double glazed obscure window to front and having panel bath with tiled surround and shower over, wash hand basin set to storage unit, low-level WC. There is tiled flooring, heated towel rail and shaver socket.

Bedroom 2 11' 6" x 11' 5" (3.50m x 3.48m) *max, inc built-in wardrobe space.* With uPVC double glazed windows to front and side and having radiator, power points and door to:

En- Suite Shower Room 7' 8" x 5' 4" (2.34m x 1.62m) with uPVC double glazed obscure window to side and having corner shower cubicle with tiled surround, pedestal wash hand basin and low-level WC. There is vinyl flooring, radiator and shaver socket.





Outside

The property is approached to the front; via a gravel driveway with ample off-road parking and turnaround space for multiple vehicles, which leads to the **Detached Double Garage 18' 4" x 17' 0" (5.58m x 5.18m)** with roller shutter doors, lights, power and personnel door to side.

The front garden is predominately laid to lawn, with a range of mature flowers and a beautiful kept bed. A picket fence contains the driveway and the immediate front garden off the property - a child and pet friendly space.

These secure properties are also true of the rear garden, a beautiful open expanse of lawn with a vibrant array of flowers and shrubs set to generous borders. With mixed fencing to the sides, the rear is contained by a mature hedgerow, offering sight above across the neighbouring arable farmland and across to Ostler's plantation. The rear garden is furnished with a paved patio seating space leading off the rear of the property and further hard standing before a timber single glazed summerhouse. The rear benefits from outside power points.

East Lindsey District Council – Tax band: F

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.

19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

Email: woodhallspa@robert-bell.org;

Website: <http://www.robert-bell.org>

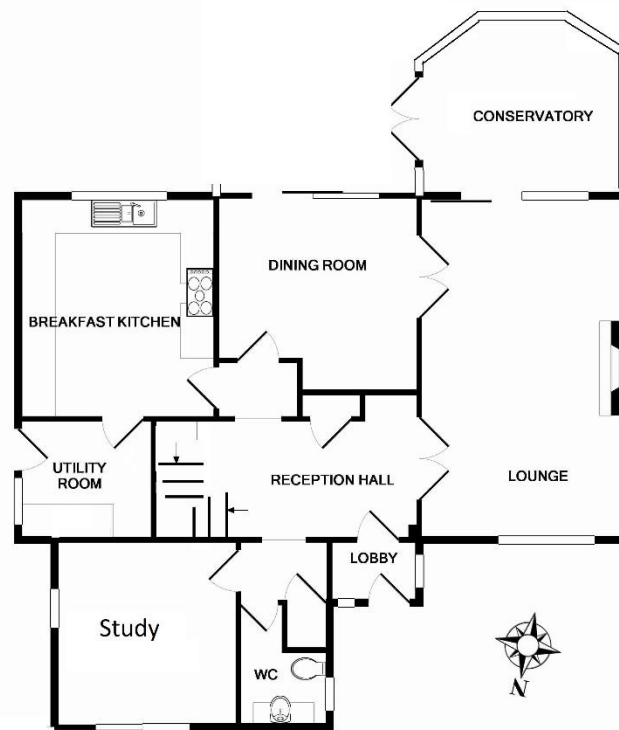
Brochure prepared 03.06.2025

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

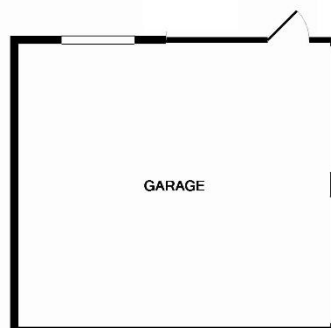




GROUND FLOOR



1ST FLOOR



GARAGE

A Links2Lines (Copyright) Floor Plan service. Use only as a guide, not as an accurate plan.
07917602200 for Service Information.
Made with Metropix ©2014



19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org

www.robert-bell.org

