



31 St Leonards Avenue
Woodhall Spa, Lincoln, Lincolnshire LN10 6SZ

£440,000

BELL



31 St Leonards Avenue

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Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

31 St Leonards Avenue is a 4/5 bedroom detached family home set to a generous plot and boasting versatile reception accommodation. Extended previously, with the former garage now offering a flexible snug/office/ground floor bedroom; the property enjoys a dual aspect lounge, large breakfast kitchen, dining room, utility and cloakroom to the ground floor. The first floor is laid out with four bedrooms, two with en suites, and a family bath and shower room. Ample driveway parking and a Zappi EV charging point is available to the front while the garden is laid out with lawn and patio spaces, and wraps around the side and rear. The property benefits from 6kw solar panels with 6kwh battery, installed February 2023 including an Eddi unit for heating hot water from the solar.



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

Entered into the front through a composite double glazed door with side and top panels into:

Reception Hallway 14' 6" x 5' 9" (4.42m x 1.75m)

With wood effect flooring, radiator, open archway to dining room doorway to kitchen and to:



Lounge 21' 0" x 12' 0" (6.40m x 3.65m)

With uPVC double glazed bow window to front, French doors to rear and having radiators, multiple power points, television point and electric fire to stone surround.

Breakfast Kitchen 14' 0" x 9' 3" (4.26m x 2.82m)

With uPVC double glazed window to rear and spot lights to ceiling. There is 1 1/2 sink and drainer set to square edge worktop and having a good range of storage units to base and wall levels, Range cooker beneath extractor canopy, integral fridge and freeze and space and connections for upright fridge-freezer; dishwasher and washing machine. There are multiple power points, tiled flooring and wooden door to:

Utility Room 7' 0" x 6' 6" (2.13m x 1.98m)

With uPVC double glazed obscure door and window to rear and having sink and drainer to square edge worktop above storage unit with space and connections for dryer beneath. There is tiled flooring and wooden doors to snug/office and to:

Cloakroom

With uPVC double glazed obscure window to side and having low-level WC, hand wash basin, radiator and tiled flooring.

Snug/Office/Bedroom Five 16' 0" x 9' 7" (4.87m x 2.92m)

With uPVC double glazed window to front, television point, multiple power points, radiator and wooden door to cupboard housing the boiler.

Dining Room 12' 0" x 6' 8" (3.65m x 2.03m)

With uPVC double glazed window to front, radiator, multiple power points and wood effect flooring.

First Floor

Gallery Landing

With loft access hatch, power point and wooden doors to bedrooms and bathroom.

Bedroom 3 11' 10" x 11' 5" (3.60m x 3.48m)

With uPVC double glazed window to front, radiator, multiple power points and built in wardrobe storage space.

Bedroom 4 9' 3" x 8' 6" (2.82m x 2.59m)

With uPVC double glazed window to rear, radiator, multiple power points and built in wardrobe storage space.

Family Bathroom 6' 6" x 6' 2" (1.98m x 1.88m) plus shower

With uPVC double glazed obscure window to rear and having low-level WC, pedestal sink, free standing bath; shower cubicle with tiled surround and Mira electric shower over. There is wood effect flooring and radiator.





Bedroom 2 12' 2" x 9' 3" (3.71m x 2.82m)

With uPVC double glazed window to rear and having radiator, multiple power points, built in wardrobe storage space and wooden door to:

En-Suite Shower Room 6' 0" x 5' 10" (1.83m x 1.78m)

With uPVC double glazed obscure window to side and having low-level WC, pedestal sink and corner shower cubicle with tile surround. There is a radiator, wood effect flooring and slatted doors to built-in storage space.

Main Bedroom 15' 3" x 11' 5" (4.64m x 3.48m)

With uPVC double glazed windows to front and having television point, multiple power points, radiator and wood effect flooring. There are wooden doors to built-in wardrobe spaces and wooden door to:

En-Suite Bathroom 7' 2" x 5' 9" (2.18m x 1.75m)

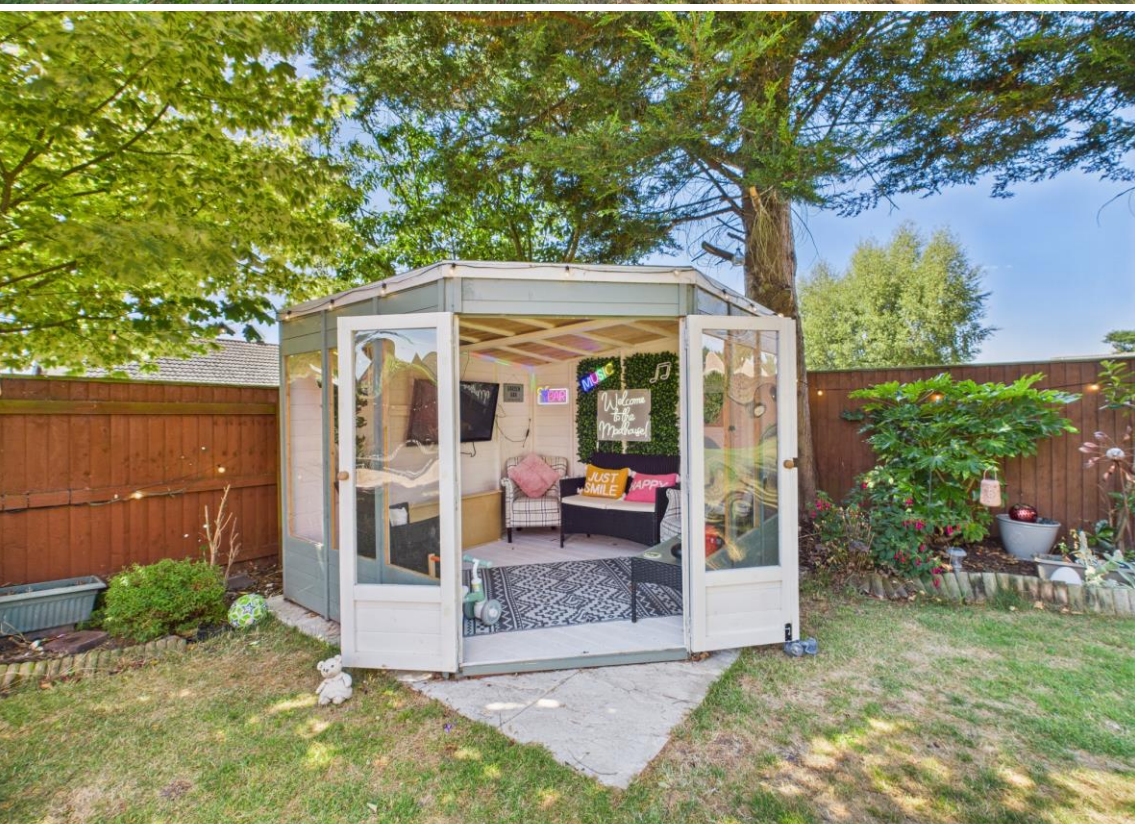
With uPVC double glazed obscure window to side and having low-level WC, pedestal sink and free-standing bath with shower attachment. There are tiles to half height to walls, radiator and wood effect flooring.

Outside

The property is approached to the front over a brick paved driveway; providing ample parking space for multiple vehicles and continuing to further; gravelled space stood beside a slate chipped garden with mature shrubs. The boundaries are contained by evergreen hedging. A Zappi EV charging point services the front space.

The garden, a child and pet friendly secure space wraps around the side and rear of the property, and is predominantly laid to lawn with mature borders, largely bark chipped and established trees. Hard standing provides space for a summer house and garden shed; the boundaries being contained by wood panel fencing. There are flood lights illuminating the patio, light and power to the Summerhouse, external power points and an outside tap.





Further Information

Zappi EV Charger.

6kw solar panels with 6kwh battery installed February 2023 including Edi unit for heating to water from solar.

All mains services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = D

EPC RATING = B

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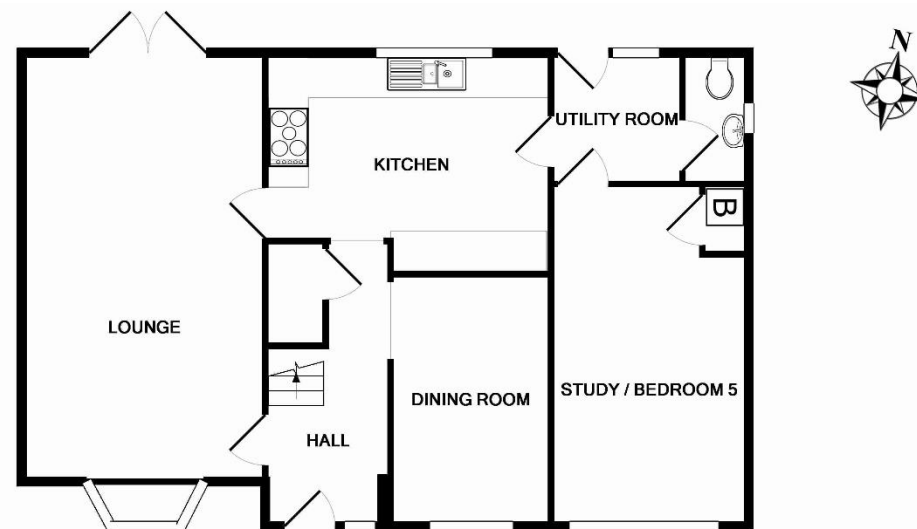
Website: <http://www.robert-bell.org>

Brochure prepared 16.07.2025

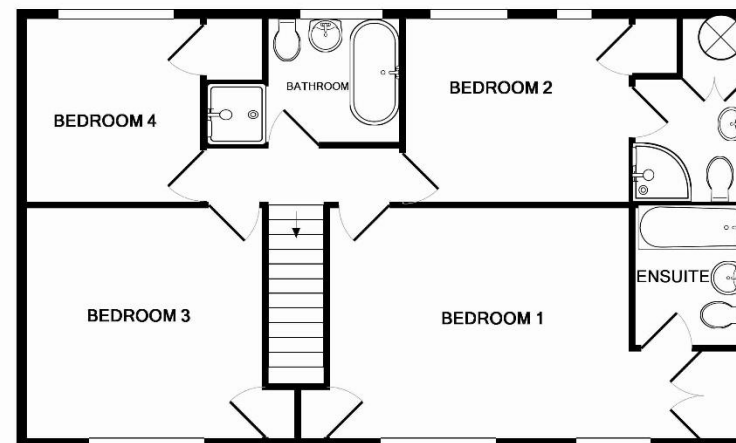
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GROUND FLOOR



1ST FLOOR

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