



## Cristed Cottage

Tattershall Road, Kirkstead, Woodhall Spa, Lincoln, Lincolnshire LN10 6UQ

**£610,000**  
NO ONWARD CHAIN

**BELL**



# Cristed Cottage

Kirkstead, Woodhall Spa, Lincolnshire LN10 6UQ

Lincoln – 19 miles

Grantham – 30 miles with East Coast rail link to London

Boston – 16 miles

(Distances are approximate)

Pleasantly situated and set well back from the passing road, this most appealing family home provides four bedrooms, two large reception rooms and living kitchen. The property has recently undergone a wide range of upgrading including new kitchen and bathrooms, redecoration and floor coverings. Outside the property stands to large grounds mostly laid to lawn with a mature Horse Chestnut tree standing proud to the front garden. There is covered parking, timber workshop and views over the Lincolnshire countryside from the rear. The nearby inland resort of Woodhall Spa is a couple of miles away providing a wide range of shopping, social and educational facilities. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.

The nearby village of 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 solid timber door into:

## Reception Hall

Having staircase to the first floor with storage below. There is wood effect flooring, radiator, dado rail, radiator, power points and door to:





### **Living Kitchen 23' 4" x 13' 0" (7.11m x 3.96m)**

A superb dual aspect room and the 'Hub' of this family home. The kitchen area has a range of stylish recently fitted units comprising stainless steel sink drainer inset to worksurface over base units including integrated fridge freezer to one end. There is an electric oven, four ring electric hob, wall mounted cupboards above and filter hood over the hob. There is a feature open brick pillar set to raised dining area with clay tiled flooring. The remaining room has wood effect flooring, coved ceiling, ceiling spot lights, radiator and power points. A door from here leads to:

### **Utility Room 15' 0" x 9' 8" (4.57m x 2.94m) max**

A dual aspect room also with a range of matching fitted units comprising stainless steel sink drainer inset to worksurface over base units and space with plumbing for washing machine, there are wall mounted cupboards above, built-in larder cupboard, strip lighting, radiator, power points, uPVC door to covered parking and door to:

### **Cloakroom**

With low-level WC, wash hand basin and tiled flooring.

### **Dining Room 22' 2" x 13' 0" (6.75m x 3.96m)**

A dual aspect room including patio doors to the garden. There is a feature open brick fireplace with clay tiled hearth and solid timber mantle. To side of fireplace is an open brick with clay tiled top ideal for T.V. there is coved ceiling, ceiling spot lights, wood effect flooring, radiator, power points and leaded glazed panel double doors to:

### **Sitting Room 18' 0" x 13' 0" (5.48m x 3.96m)**

A dual aspect room with cast iron stove set to open brick chimney breast with clay tiled heart extending to provide home entertainment system. There are exposed ceiling timbers, wood effect flooring, radiator and power points.

### **First Floor**

#### **Landing**

This spacious landing could also provide an ideal spot as home office, overlooking the front garden and having radiator, storage cupboard, dado rail, radiator, power points and door to:





**Bedroom 2 13' 8" x 11' 8" (4.16m x 3.55m)**

Overlooking the front garden and having wood effect flooring, radiator, coved ceiling, ceiling spot lights and power points.

**Bedroom 4 10' 2" x 9' 9" (3.10m x 2.97m) max of an irregular shaped room**

With radiator and power points. Please note this room only has a skylight window and window into the landing.

**Bedroom 3 13' 4" x 9' 3" (4.06m x 2.82m) max of an irregular shaped room**

With views over the front garden and having wood effect flooring, radiator, storage and power points.

**Inner Landing**

With built-in double airing cupboard and door to:

**Main Bedroom 19' 0" x 11' 9" (5.79m x 3.58m) inclusive of en-suite 7' x 5' 8" (2.13m x 1.73m)**

With superb views over rural Lincolnshire and having wood effect flooring, ceiling spot lights, radiator, power points and door to **En-Suite** with a recently added white suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is tiled flooring, coved ceiling and radiator.

**Family Bathroom 9' 7" x 10' 0" (2.92m x 3.05m)**

With a white recently added suite comprising panelled bath having ornate shower attachment taps, separate tiled shower cubicle, wash hand basin over vanity unit and a low-level WC. There is wood effect flooring, coved ceiling, radiator and shaver point.

**Outside**

The property is entered through solid timber double gates and over a long-gravelled driveway leading to covered parking. The remaining front garden and the garden to side are mostly laid to lawn with magnificent Horse Chestnut tree standing proud to the centre. The garden to the rear is also laid to lawn with paved patio area and timber garden store.





Ground Floor



First Floor



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.



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

[www.robert-bell.org](http://www.robert-bell.org)

