



61 Woodland Drive
Woodhall Spa, Lincolnshire. LN10 6YG

£525,000

BELL



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Pleasantly situated to the highly desirable Woodland Drive stands this deceptively spacious family home. Internally the property is further enhanced by triple aspect living room, conservatory, home office and stylish kitchen. The property was originally built with four bedrooms and In recent times thoughtfully reconfigured to provide a superb dual aspect bedroom and two further double rooms. This could very easily be returned to four if required. Outside the property enjoys south facing rear gardens, integral tandem double garage and ample off street parking for multiple vehicles. The shopping, social and educational facilities of Woodhall Spa are within reasonable walking distance.

ACCOMMODATION

Entrance Hallway with wood obscure glazed front entrance door, carpeted stairs to first floor, radiator, tiled floor, wall light and power point. Doors to ground floor accommodation and glazed door to:

Lounge 21'6 x 14'3 max (6.55m x 4.34m) with uPVC double glazed bow window to front and window to side aspect with plantation blinds, fireplace with stone hearth, wood style LVT flooring, radiator, ceiling lights, TV point and power points. Open doorway to kitchen, uPVC double glazed sliding doors to:

Conservatory 11'7 x 11' max 3.53m x 3.35m) with uPVC double glazed French doors to side, windows to sides and rear aspects; tiled floor and power points.

Kitchen 19'9 x 11' 6.02m x 3.35m) having uPVC double glazed windows to rear; an excellent range of white gloss units to base and wall levels, sink and drainer to granite worktop, Neff oven and grill, Lamona four ring induction hob beneath extractor canopy and integrated dishwasher, ceramic tiled flooring, radiator, ceiling lights and door to



Boot Room with wood glazed door to rear; space and connections for upright fridge and freezer, tiled flooring plumbing for washing machine ceiling light and service door to garage.

Office/Snug 9'4 x 8'3 (2.84m x 2.51m) with uPVC double glazed bow window to front; LVT flooring, ceiling light, radiator and power points.

Cloakroom with uPVC double glazed obscure window to front; low level WC, pedestal wash hand basin, tiled floor and ceiling light.

First Floor

Landing with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Doors to first floor accommodation.

Bedroom 3 10' 2 x 9'4 3.12m x 2.84m) with uPVC double glazed window to front aspect; LVT flooring, radiator, ceiling light and power points.

Master Bedroom – previously two rooms and easily returned back if required 20' 11 x 11' 2 (6.37m x 3.40m) with uPVC double glazed windows to front and rear aspects; LVT flooring, radiators, TV point, ceiling lights and power points. Open archway to:

En-suite Shower Room with tiled shower cubicle and wash hand basin.

Bathroom 7' 11 x 7'7 2.41m x 2.31m) with uPVC double glazed obscure window to rear aspect; shaped panel bath with shower over and tiled surround, low level WC and wash hand basin. Tiled floor, radiator, built in storage, wall units and ceiling spotlights.

Bedroom 2 11' 3 x 11' (3.43m x 3.35m) with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.





OUTSIDE

The property is approached to the front via a gravel driveway, providing parking space across the width of the property, with path down the side to the rear garden.

Tandem Double Garage 33'3 x 10'4 (10.13m x 3.15) plus 9'3 x 4'6 (2.82m x 1.37m initial side space) with electric up and over door to front, wood glazed door to side, sink above storage units, light and power. Wood door to boot room, wood glazed door to **Workshop** 10'2 x 5' (3.10m x 1.52m) with uPVC double glazed window to rear, glazed door to side, tiled, wall storage units and roll edge worktop space also providing utility area.

The rear garden, a child and pet friendly, secure space, is laid to lawn with a large paved patio off the rear. There is a timber potting shed, trees and mature hedging to the rear, creating a green environment. The garden faces south, thus enjoying sunshine throughout the day.

East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: C

ALL MAINS SERVICES

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

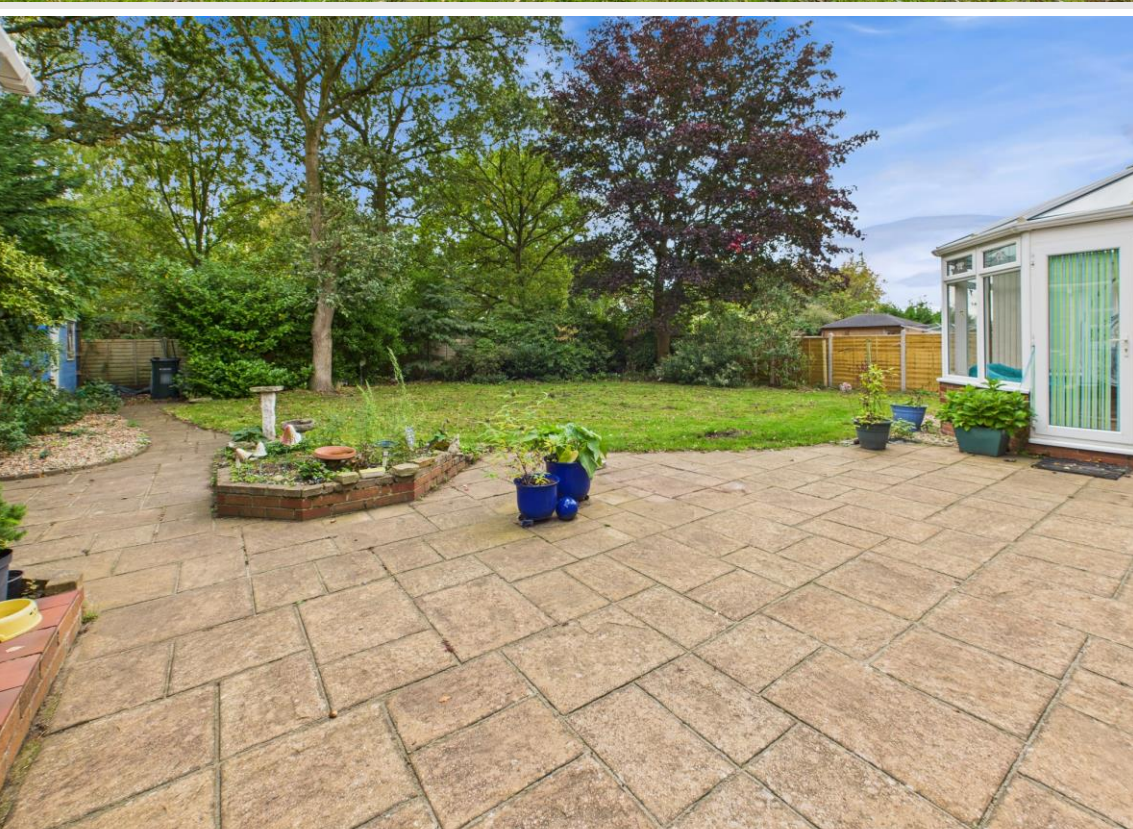
19 Station Road, Woodhall Spa. LN10 6QL.

Tel: 01526 353333

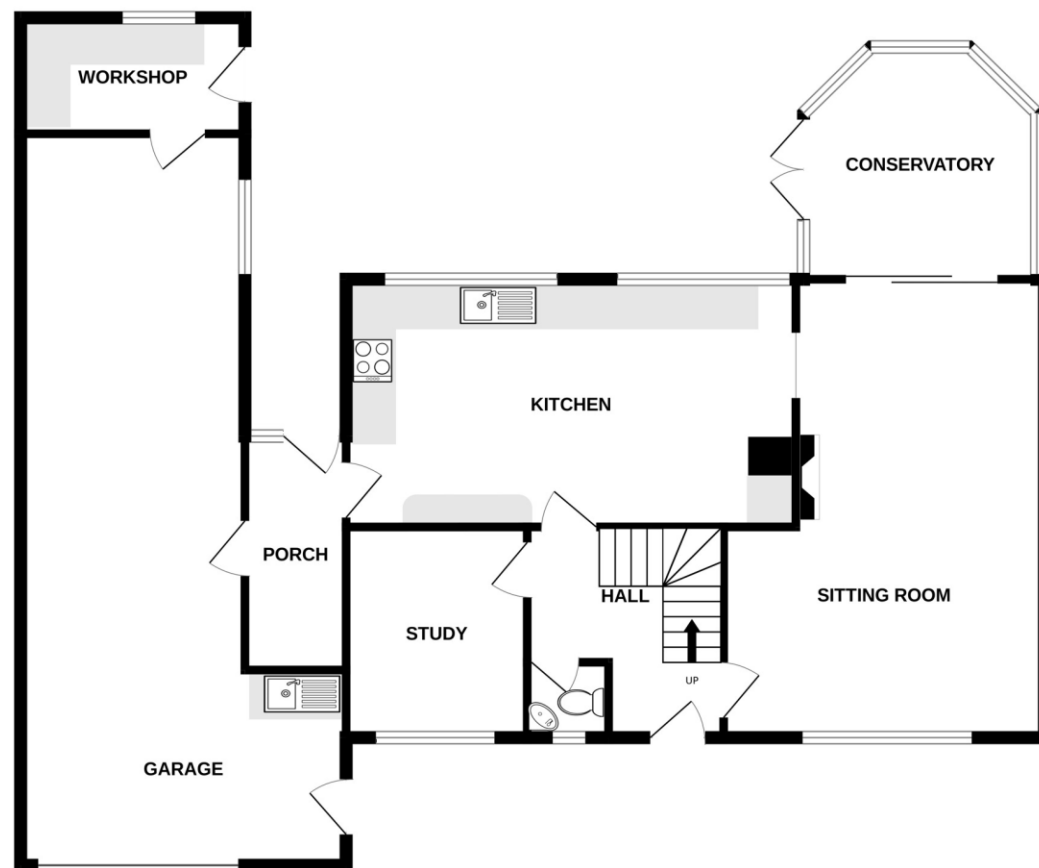
Email: woodhallspa@robert-bell.org;

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

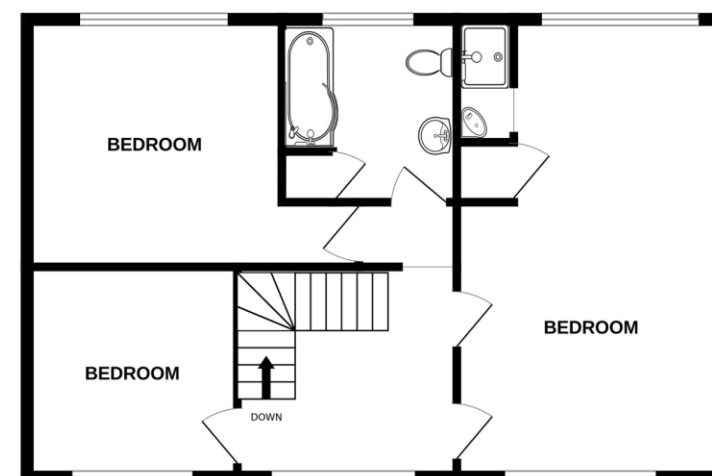
Brochure prepared 23.09.205



GROUND FLOOR
1233 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



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