



2 The Holdings - St. Leonards Avenue, Woodhall Spa, Lincolnshire. LN10 6SZ
GUIDE PRICE £295,000 - Tender Deadline by 31st October 2025 by 12 noon

BELL



2 The Holdings

Woodhall Spa

Situated to the far end of no through road this three-bedroom semi detached house stands within large gardens and is enhanced by an extensive range of outbuildings. Internally the property will require some updating but also offers an exciting opportunity to extend and upgrade.

The shopping, social and educational facilities of this most sought after Lincolnshire village are all within easy walking distance.

ACCOMMODATION

Entrance Porch 7'4 x 5'9 (2.23m x 1.75m) with uPVC main entrance door, power points and uPVC door to: With power points and uPVC door to

Entrance Lobby with power points. Doors to reception hall and to

Bathroom 10'8 x 9 (3.25m x 2.74m) having a suite comprising panel bath, separate shower cubicle, wash hand basin over vanity unit and a low level WC. Tiled floor and wall mounted gas heater.

Reception Hall with views over the rear garden; and having radiator and power points. Double glazed panel sliding door to:

Kitchen 10'7 x 9'11 (3.22 x 3.02m) a dual aspect room having a range of fitted units comprising stainless steel one and a half bowl sink with drainer inset to work surface over base units, space and plumbing for washing machine and slot-in gas cooker with filter hood above. Wall mounted cupboards, coving, appropriate wall tiling and power points.





Living Room 13'9 x 10'5 (4.19m x 3.17m) having front aspect; cast iron gas stove set to tiled hearth with timber surround, coving, radiator and power points.

Larder/Utility 9'10 x 5'10 (2.99m a 1.78m) overlooking the rear garden; with shelving.

First Floor

Landing overlooking the rear garden; with doors to:

Bedroom 1 13'10 x 8'10 (4.21m x 2.69m) having front aspect; coving, radiator and power points.

Bedroom 2 14'1 (4.29m) extending in part to 17'1 (5.20m x 10 (3.05m) a dual aspect room with built-in full height wardrobe, coving, radiator and power points.

Bedroom 3 9'10 7'8 (2.99m x 2.34m) overlooking the rear garden; having radiator and power points.

OUTSIDE

The gardens are predominantly laid to lawn with an extensive range of useful outbuildings.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: D

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>

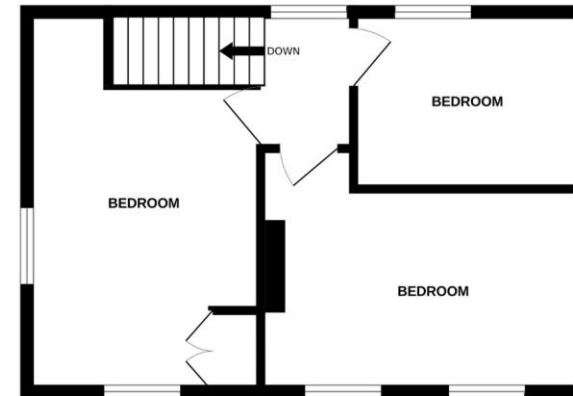
Brochure prepared 25.09.2025



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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.
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DISCLAIMER

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- 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.

INFORMAL TENDER FORM
2 The Holdings - St. Leonards Avenue, Woodhall Spa, Lincolnshire. LN10 6SZ

TENDER DATE: Friday 31st October 2025 by 12 noon

I / We

.....

hereby offer to purchase, subject to contract, the property above and confirm our agreement to the terms of the tender procedure, as described in the Agent's accompanying particulars

Tender sum of £..... The acquisition will be funded by:

.....

Tenderer(s) Signature:

.....

Purchasers Name:

.....

Address:

.....

.....

.....

.....

Telephone:

Email:

Solicitors:

.....

Tender Conditions

1. Tenders should be made out by completing the enclosed pro-forma and submitting: either in writing or by email to our Woodhall Spa office.
2. Tenders must be received no later than 12 noon on the tender date given.
3. Offers must not be by reference to any other offer or party and should be best and final offers for the land as described in these sale particulars.
4. All offers should be stated in pounds sterling, subject only to contract. We recommend that your offer is for an odd figure to avoid the possibility of duplicate bids.
5. You should confirm in your offer that you are able to fund the purchase and that your offer is not dependent upon either sale of other property or financing arrangements, which are not already in place.
6. The successful tenderer will be notified within 7 days and agrees that they will cooperate in referring the sale to solicitors and expedite exchange of contracts within 28 days of their solicitor receiving the contracts.
7. A deposit of 10% of the purchase price will be payable on exchange of contracts.
8. All tenders will be considered on their merits and the vendor reserves the right not to accept the highest or any tender.



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