



8 Came Court

Woodhall Spa, Lincoln, Lincolnshire LN10 6DA

£285,000
NO ONWARD CHAIN

BELL



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8 Came Court is an appealing village-centre property, located to a small private development; set across two floors. With a versatile snug/office entrance space, utility, conservatory and hallway to the ground floor; the property branches out across the width of the garages beneath to provide two spacious bedrooms, a large sitting room plus kitchen and shower room to the first floor. The property is complete with a generous garden; and gates to the side through to parking space.

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

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 wooden glazed door into:

Snug 11' 8" x 10' 6" (3.55m x 3.20m) with wooden double glazed window to front; staircase to first floor, radiator, power points and open doorway to:

Hallway with wall mounted gas fired Worcester boiler, wooden double glazed obscure door to conservatory, doors to utility and to:





Cloakroom comprising low-level WC, pedestal wash hand basin, tiled flooring and radiator.

Utility 7' 9" x 5' 10" (2.36m x 1.78m) with wooden double glazed window to rear; storage units to base and wall levels, sink and drainer to roll edge worktop and space and connections for under counter appliances.

Conservatory 10' x 9' 10" max (3.05m x 2.99m) with uPVC double glazed windows to sides and rear; tiled floor, power points and French doors to side aspect.

First Floor

Landing with built-in airing cupboard, radiator and doors to further accommodation.

Sitting Room 15' 10" x 11' 5" (4.82m x 3.48m) with wooden double glazed window to front and skylights to rear; electric fire to stone style fireplace, radiator, TV point and power points.

Kitchen 13' x 8' 9" max (3.96m x 2.66m) with wooden double glazed window to front; 1 ½ bowl sink and drainer to roll edge worktop, range of storage space to base and wall levels including glazed and open shelving. Oven and grill, four ring hob, space and connections for under counter dishwasher, integrated fridge-freezer; wood effect flooring, radiator and power points.

Shower Room 11' x 6' 8" (3.35m x 2.03m) with skylight to front; walk-in shower cubicle, low-level WC and wash hand basin to vanity unit with further storage to wall level. Tiles to walls and floor and radiator.

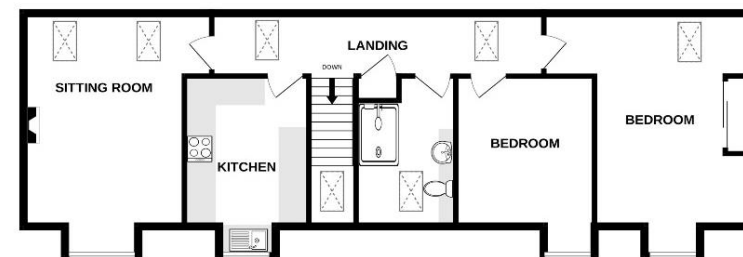
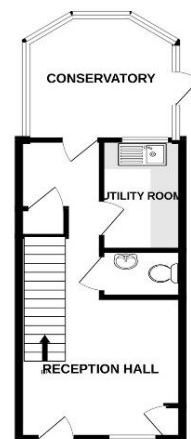
Bedroom 2 11' x 9' 9" (3.35m x 2.97m) with wooden double glazed window to front; radiator and power points.

Bedroom 1 15' 10" x 11' 2" (4.82m x 3.40m) with wooden double glazed window to front, skylight to rear; built-in wardrobe and shelving space, radiator and power points.

Outside

The property is approached off Witham Road over a shared brick paved space, leading to the front and side. Vehicle gates to the side lead through to a side parking / storage space, continuing through to a generous rear garden. With mature trees and shrubs, the garden is largely laid to low maintenance gravel and paving, with a timber shed to one corner and further patio leading off the conservatory.





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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East Lindsey District Council – Tax band: D

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

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