



The Cedars

The Broadway, Woodhall Spa, Lincolnshire LN10 6SQ

£595,000

BELL
ROBERT BELL & COMPANY



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Lincoln – 19 miles

Grantham – 32miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)

Ideally situated providing direct access to most appealing woodland walks including The Viking Way and the world famous Woodhall Spa Golf Club, home to England Golf. This most appealing property of some considerable appeal stands proud to enchanting grounds and is enhanced by its versatile accommodation including two reception rooms, conservatory, two ground floor bedrooms each with en-suite and first floor bedroom with en-suite and hobby room. The shopping, social and educational facilities are all within easy walking distance. **A viewing is highly recommended to fully appreciate the location and grounds on offer.**



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 inset to pillared storm porch is gained through a UPVC double doors leading into:

Reception Hall

With balustrade staircase to first floor and having coved ceiling, Karndean flooring, radiator, power points, deep built-in cloaks cupboard and doors to accommodation including:



Lounge 15' 0" x 14' 5" (4.57m x 4.39m)

An attractive dual aspect room with gas coal effect fire set to decorative surround and marble hearth. There are coved ceilings, radiator, television aerial point and power points.

Dining Kitchen 21' 6" x 10' 11" (6.55m x 3.32m) extending to 11' 11" (3.63m)

Dining Area 9' 11" x 11' 10" (3.02m x 3.60m)

With rear aspect and having Karndean wood effect flooring, coved ceiling, radiator, power points and UPVC patio double doors to conservatory. This room is open plan with:

Kitchen Area 11' 2 x 10' 10" (3.30m x 3.30m)

Overlooking the rear garden and having a range of fitted units comprising one and half sink drainer inset to 'Earth Stone' worksurface over base units including integral dishwasher and integral fridge. There is a four ring electric hob, electric double oven to one side, wall mounted cupboards above and filter hood over hob. There are coved ceilings, feature radiator, Karndean flooring, power points, door to rear lobby and door to:

Pantry

A traditional pantry with shelving, water softener, Karndean flooring and meat store.

Rear Lobby/Office

With front aspect, radiator, coved ceiling, power points, Karndean flooring and stable door to:

Utility Room 10' 0" x 8' 0" (3.05m x 2.44m)

With side aspect and having 'Belfast' style sink, space and plumbing for washing machine, newly installed Baxi condenser boiler, UPVC door to rear garden, service door to garage and door to:

WC

Thoughtfully positioned for when in the garden.

Conservatory 20' 6" x 14' 4" (6.24m x 4.37m) narrowing to 8' 3" (2.51m)

A superb addition to the home providing views over the rear garden. There is a large radiator, two electric heaters, power points, ceiling fan light, Karndean flooring, television aerial point and UPVC patio doors to garden.

Bedroom 1 13' 4" x 11' 6" (4.06m x 3.50m)

A dual aspect room with coved ceiling, mirrored wardrobe, radiator, television aerial point, power points and door to: **En-Suite** being fully wall tiled and having tiled shower cubicle, pedestal wash hand basin and low-level WC. There are coved ceilings, heated towel rail and extractor fan.





Bedroom 2 14' 0" x 13' 2" (4.26m x 4.01m) inclusive of en-suite

A dual aspect room including views to the front and feature port hole window to the side. There are covered ceilings, mirrored wardrobe, radiator, television aerial point, power points and door to: **En-Suite** with a white suite comprising tiled shower cubicle, low-level WC and pedestal wash hand basin. There are covered ceilings, tiled flooring, heated towel rail and extractor fan.

Wet Room 7' 5" x 7' 4" (2.26m x 2.23m)

Being fully wall tiled and having shower system to one side, safety flooring, low-level WC and pedestal wash hand basin. There are covered ceilings and heated towel rail.

The staircase from the reception hall leads to:

First Floor

Landing

With door to:

Bedroom 3 10' 9" x 9' 1" (3.27m x 2.77m)

With front aspect, radiator, power points and door to **En-Suite** with a low-level WC and wash hand basin over vanity cupboard. There is a radiator and door to useful storage.

Bedroom Four/Studio 20' 0" x 7' 0" (6.09m x 2.13m) extending to 11' 3" (3.43m)

An irregular shaped room with sloping ceiling, television aerial point and Velux window to front and rear. This room is currently used as a studio and works well, but could be a further bedroom.

Outside

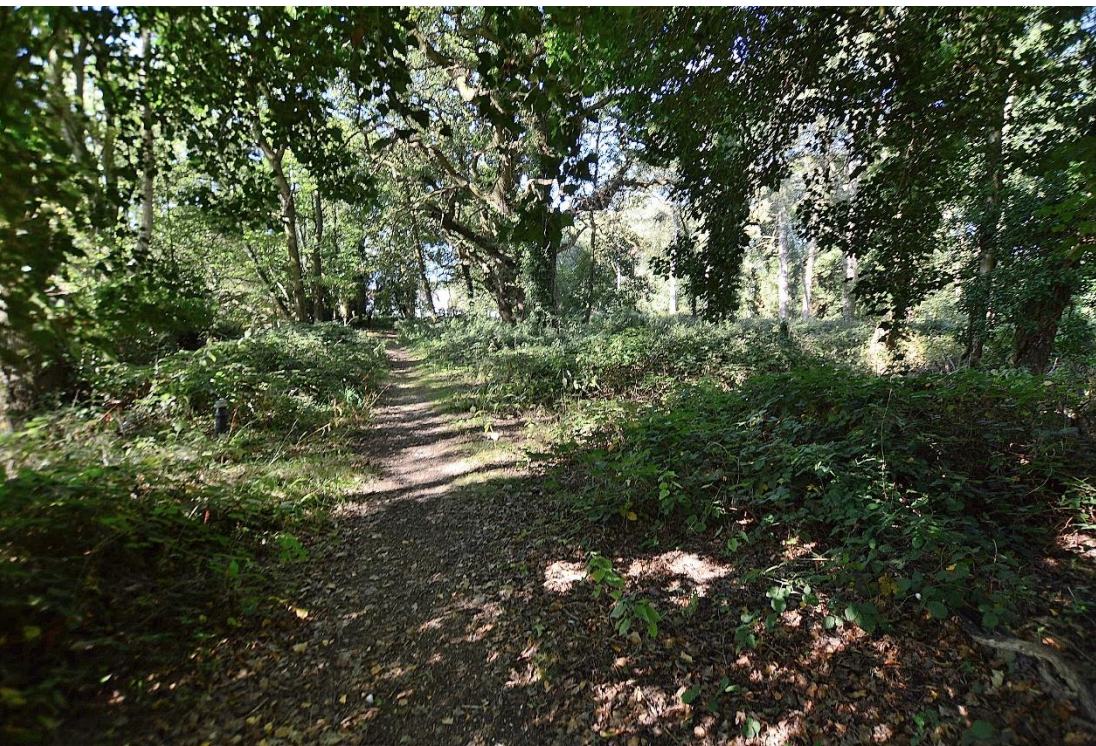
The property is approached over a graveled driveway providing ample parking for several vehicles turning area and leads to **Integral Garage 23' 0" x 10' 0" (7.01m x 3.05m)** with electric up and over door, power, lighting and service door to property. The remaining front garden is laid to a variety of mature shrubs to borders. The extensive rear garden is mostly laid to lawn with mature shrubs to borders. There is a paved patio area off the conservatory, **Timber Summer House** with power points, **Timber Garden Shed** and **Greenhouse**. A gate leads to the remaining garden laid to grass with wildflowers and mature trees. A gate opens from the rear garden to an avenue linking the Golf Hotel to the world famous Woodhall Spa Golf Course.

Further Information

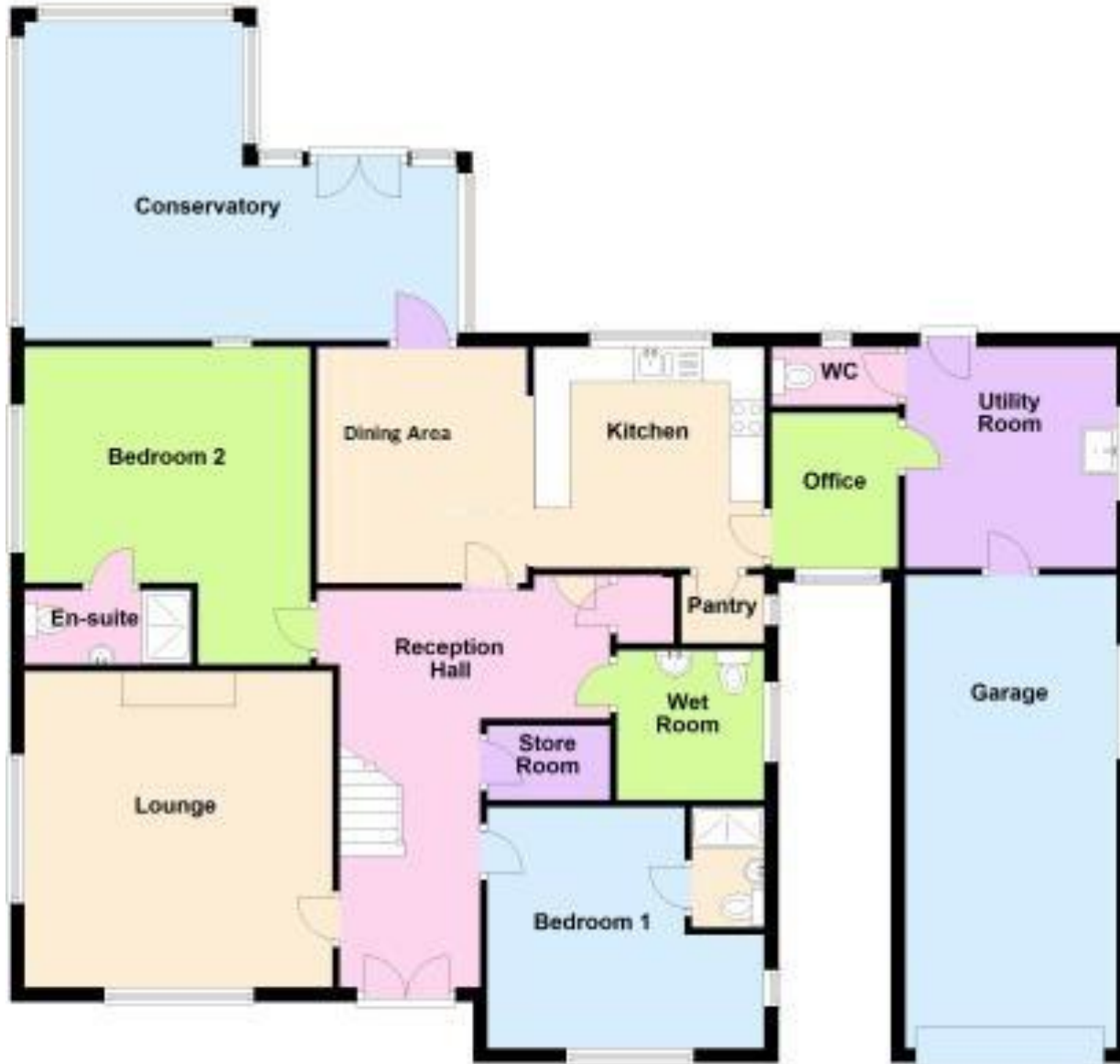
All mains services. Newly installed Baxi condenser gas boiler. UPVC double glazing.

Local Authority: Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel: 01507 601111.
District Council Tax Band = E
EPC Rating = D





Ground Floor



First Floor



The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

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.

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