



The Vicarage

Alveston Avenue, Woodhall Spa, Lincolnshire LN10 6SN

£499,950

NO ONWARD CHAIN

BELL
ROBERT BELL & COMPANY



The Vicarage

Alverston Avenue, Woodhall Spa,
Lincolnshire LN10 6SN

Lincoln – 21 miles

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

Boston – 17 miles

(Distances are approximate)

The Vicarage is a substantial four bedroom family home set to the attractive tree-lined Alverston Avenue, in the well serviced village of Woodhall Spa.

Providing a wealth of varied accommodation, and set to substantial grounds with south facing lawn to the rear, the property comes to market suiting a wide range of requirements.

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 Lobby with wood single glazed front entrance door, tiled floor, radiator and ceiling light. Part glazed door to hallway, doors to cloakroom and to:

Snug having wood double glazed window to front aspect; gas fire inset to stone surround, built in storage space, carpeted floor, radiator, ceiling light and power points.

Cloakroom comprising; wash hand basin, low level WC, tiled floor, radiator and ceiling light.





Hallway having staircase up to first floor, built in under stairs storage space, tiled floor, radiator, ceiling light and power point. Doors to living room, dining room and to:

Breakfast Kitchen having wood double glazed window to front aspect; a good range of storage units to base and wall levels plus full height pantry store, 1 ½ bowl sink and drainer inset to roll edge worktop with space and connections for under counter washing machine, Stoves cook and four ring hob beneath extractor canopy. Wood style laminate flooring, serving hatch to dining room, radiator, ceiling lights and power points. Door to:

Utility having wood double glazed window to front and patio door to rear aspect; storage units to base level, sink and drainer inset to roll edge worktop with space and connections for under counter washing machine and dryer, wall mounted gas fired Worcester boiler, tiled floor, radiator, ceiling light and power points.

Dining Room with wood double glazed sliding doors to rear aspect; carpeted floor, radiator, ceiling light and power points.

Living Room with wood double glazed windows to rear aspect; gas fire inset to stone fireplace, carpeted floor, radiator, ceiling light and power points.

Half Landing

First Floor

Main Landing with wood double glazed full height window to rear aspect; built in storage space, loft access hatch, carpeted floor, radiator, ceiling light and power points. Doors to first floor accommodation.

Bedroom with wood double glazed window to rear aspect; carpeted floor, built in storage spaces, radiator, ceiling light and power points.

Bedroom having wood double glazed window to front aspect; built in storage space and eaves storage, wash hand basin inset to worktop, carpeted floor, radiator, ceiling light and power points.

Bathroom with wood obscure double glazed window to front aspect; panel bath with tiled surround, corner shower cubicle with tiled surround, monsoon and regular head over, pedestal wash hand basin and low level WC. Tile effect flooring, radiator, heated towel rail and ceiling light.





Bedroom with wood double glazed window to front aspect; built in storage space, carpeted floor, radiator, ceiling light and power points.

Bedroom with wood double glazed window to rear aspect; built in storage spaces, carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The front is approached through double vehicle gates with mature tree providing canopy to the front; the fencing concertinas to allow these spaces. The front is laid to tarmac providing low maintenance space with parking for multiple vehicles. To the side personnel gates divide off the rear to ensure a pet and child friendly area.

There is a **Single Garage** with up and over door, light and power.

The rear garden is of a generous size, laid to lawn with established plant beds, trees including flourishing orchard. With potting shed and vegetable boxes, the garden can be viewed from the paved patio extending across the rear, stepped out onto from the dining room. The garden faces south.

Leading off the patio is the covered rear entrance way to the utility, with coal store and garden store available. The boundaries are contained by wood fencing.

East Lindsey District Council – Tax band: F

ENERGY PERFORMANCE RATING: C

PLEASE NOTE: The premises are sold as seen and the buyer should rely on their own inspection and due diligence and should arrange for any repairs, alterations or upgrades they require at their cost.

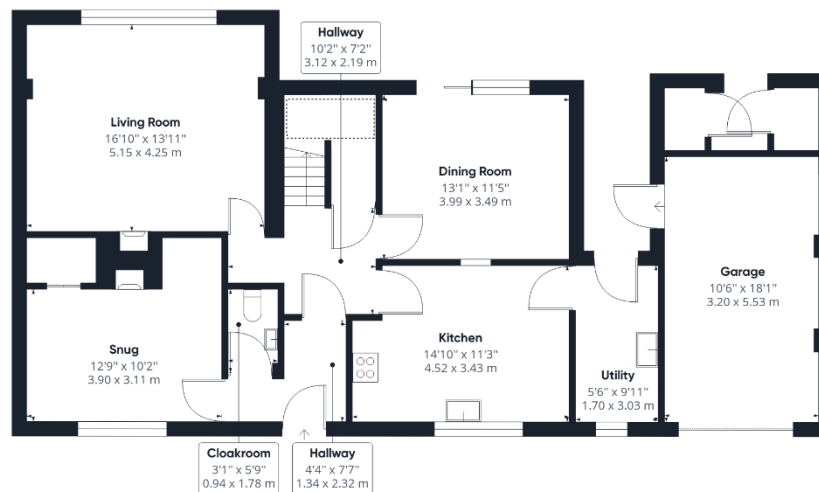
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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>

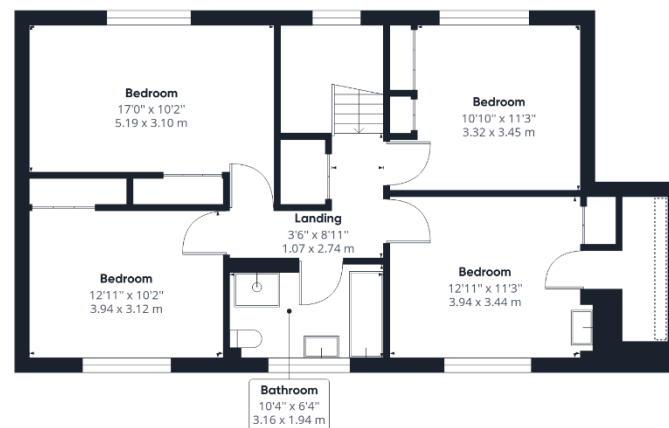
Brochure prepared 9.10.2023







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2012.55 ft²
186.97 m²

Reduced headroom

27.38 ft²
2.54 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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DISCLAIMER

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