



Branwell, 6 Muirfield Way
Woodhall Spa, Lincoln, Lincolnshire LN10 6WB

£250,000
NO ONWARD CHAIN





Branwell, 6 Muirfield Way

Woodhall Spa, Lincolnshire LN10 6WB

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A two bedroom detached bungalow situated in this popular residential area. This property benefits from having an en-suite bedroom, dual aspect living room, kitchen/diner, gardens, off street parking and a garage. The shopping and social facilities are within reasonable walking distance for most.



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 with its storm porch over is gained through a uPVC double glazed door into:

Reception Hall

Having built-in airing cupboard, coving, radiator, power points, door to remaining accommodation including glazed panel double doors to:



Living Room 14' 8" x 11' 0" (4.47m x 3.35m)

With bay window giving views over front garden and views to side of property and having gas coal effect fire with decorative surround and marble hearth, television aerial point, coving, radiator and power points.

Kitchen/Dining Room 12' 3" x 14' 0" (3.73m x 4.26m)

With front aspect through bay windows and having a range of fitted units comprising 1½ single drainer sink unit, ample work surface over matching base units including 'NEFF' electric oven with four ring gas hob over and room and plumbing for dishwasher. There are wall mounted units above with down lighting and extractor fan over hob, ceiling spot lights, coving, ceramic tiled flooring, radiator and power points.

Utility Room 6' 5" x 5' 3" (1.95m x 1.60m)

With fitted work surface to one wall having room and plumbing below for automatic washing machine. There is coving, ceramic tiled flooring, power points and uPVC door to side of property.

Bedroom 1 11' 11" x 11' 10" (3.63m x 3.60m)

Overlooking the rear gardens and having coving, radiator, power points and door to **En-Suite** having tiled shower cubicle, low-level WC, wash hand basin with vanity cupboard below, shaver point, extractor fan and radiator.

Bedroom 2 9' 0" x 12' 0" (2.74m x 3.65m)

Overlooking the rear garden and having coving, radiator and power points.

Bathroom

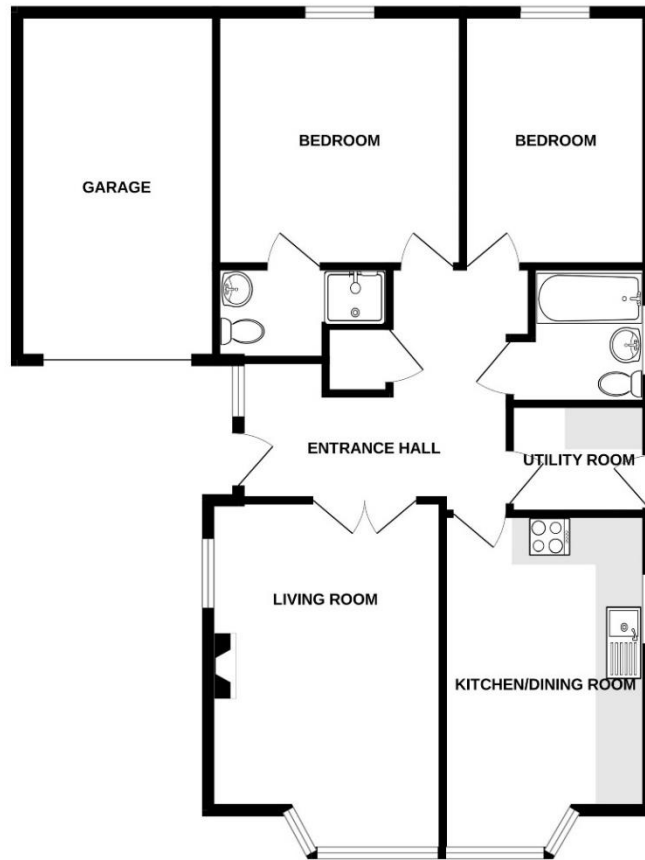
With paneled bath having shower over pedestal wash hand basin, low-level WC, shaver point, coving, extractor fan and radiator.

Outside

The property is approached over a graveled driveway providing off road parking and leads to **Garage 16' 2" x 9' 2" (4.93m x 2.79m)** having up and over door, power and lighting. The enclosed rear garden has been somewhat neglected in recent times and requires relandscaping. There is a timber garden shed and green house, outside water tap, lighting and power points.



GROUND FLOOR
966 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 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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East Lindsey District Council
Tax Band: C
EPC Rating: C
All Mains Services – Gas Central Heating

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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