



31 King Edward Road
Woodhall Spa, Lincolnshire. LN10 6RL

BELL



31 King Edward Road Woodhall Spa

31 King Edward Road is a large, modern family home; with two ground floor bedrooms and two to the dormer level, alongside well-appointed kitchen and bathrooms, and a large lounge. Boasting three en-suite bathrooms plus a family shower room, the property will suit a range of potential purchasers including those seeking multigenerational living. Ample parking for multiple vehicles in on hand, and to the rear is a large, private garden with lawned, paved and timber decked areas.

The property is well-located for the shopping, social and educational facilities found within the inland resort of Woodhall Spa; while a short drive away the Georgian market town of Horncastle has further services and amenities, and excellent educational facilities, including the highly respected Queen Elizabeth's Grammar School.

ACCOMMODATION

Entered to the side, through wood effect composite door with obscured full height windows alongside, to:

Hallway with wood effect flooring, carpeted staircase with spindles and oak balustrade to first floor, radiators, ceiling light and power points. Doors to ground floor accommodation, including:

Lounge 23'3 x 12'6 max (7.08m x 3.81m) with uPVC double glazed window to side, French doors and full height windows alongside to rear aspect; log burning stove on tiled sand with oak mantle, wood effect flooring, radiators, TV point, wall and ceiling lights and power points.

Dining Kitchen 22'7 x 10'5 max (6.88m x 3.17m) with uPVC double glazed window to side and French doors to rear garden; an excellent range of modern storage units to base and wall levels, 1 1/2 bowl sink and drainer to bevel edge worktop. Rangemaster 90 cooker and hob beneath extractor canopy, space and connections for American style fridge freezer (subject to negotiation), integrated dishwasher. Wood effect flooring, radiators, TV point, wall and ceiling lights and power points.



Utility 5'4 x 10'5 max (1.62m x 3.17m) with uPVC double glazed obscure door to rear aspect; storage units to base and wall levels, radial sink to roll edge worktop with space and connections for washing machine and dryer. Wood effect flooring, radiator, ceiling lights and power points.

Shower Room 10'4 x 5'7 max 3.15m x 1.70m) with uPVC double glazed obscure window to rear aspect; shower cubicle with tiled surround, low level WC and hand wash basin to storage unit. Wood effect flooring, radiator, heated towel rail and ceiling lights.

Master Bedroom 12'10 x 12'8 inc bay (3.91m x 3.86m) with uPVC double glazed bay window to front aspect; carpeted floor, radiator, ceiling light and power points, radiator. Door to:

En-suite Shower Room 8'9 x 6'8 plus shower cubicle (2.66m x 2.03m) with uPVC double glazed obscure window to side aspect; free standing bath on ball and claw feet, walk in shower cubicle with monsoon and regular heads over and tiled surround, low level WC and wash hand basin to storage unit. Tiles to floor, radiator, heated towel rail and ceiling lights.

Bedroom Four / Office 13' x 10' (3.96m x 3.05m) with uPVC double glazed windows to front and side aspects; carpeted floor, built in storage space, radiator, ceiling light and power points.

First Floor

Gallery Landing with carpeted floor, loft access hatch, ceiling light and multiple power points. Doors to further bedrooms.

Bedroom 2- 19'2 x 12'10 max (5.84m x 3.91m) with uPVC double glazed window to front; carpeted floor, built in wardrobe storage space with alcove shelves alongside, radiator, TV point, ceiling lights and power points. Door to:

En-suite Shower Room 9'5 x 6'7 max (2.87m x 2.01m) with uPVC double glazed obscure window to side aspect; shower cubicle with tiled surround, monsoon and regular heads over, low level WC and wash hand basin to storage unit. Wood effect flooring, radiator, heated towel rail and ceiling light.

Bedroom 3 - 19'2 x 12'10 max 5.84m x 3.91m) with uPVC double glazed window to front aspect; carpeted floor, built in storage space with alcove shelves alongside, radiator, lights to ceiling, TV point and power points. Door to:

En-suite Shower Room 9'5 x 6'7 max 2.87m x 2.01m) with uPVC double glazed obscure window to side aspect; shower cubicle with tiled surround, monsoon and regular heads over, wash hand basin to storage unit and low level WC. Wood effect flooring, radiator, heated towel rail and ceiling lights.





OUTSIDE

The property is approached to the front via a gravel driveway to open, front parking space suitable for multiple vehicles, and contained by hedging to the front and fencing to the sides. A paved path leads down the side, to the entrance door, with gravelled bed and tiled wood storage alongside; through personnel gate to the child and pet friendly, secure rear garden. Initially laid to paved patio seating; the rear garden is predominantly set to lawn with worn gravelled borders, a mature sleeper-edge bed to the rear and timber decked seating space to the side, contained by low level hedge and rock gabions.

To one side of the patio is a timber **Shed / Bar / Seating space**, the carpeted area being 6'9 x 5'11 (2.06m x 1.80m) alongside a small bar / store space 5'11 x 3' (1.80m x 0.91m). To the far corner is a timber Store with a lean-to, covered, paved space behind.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: B

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.

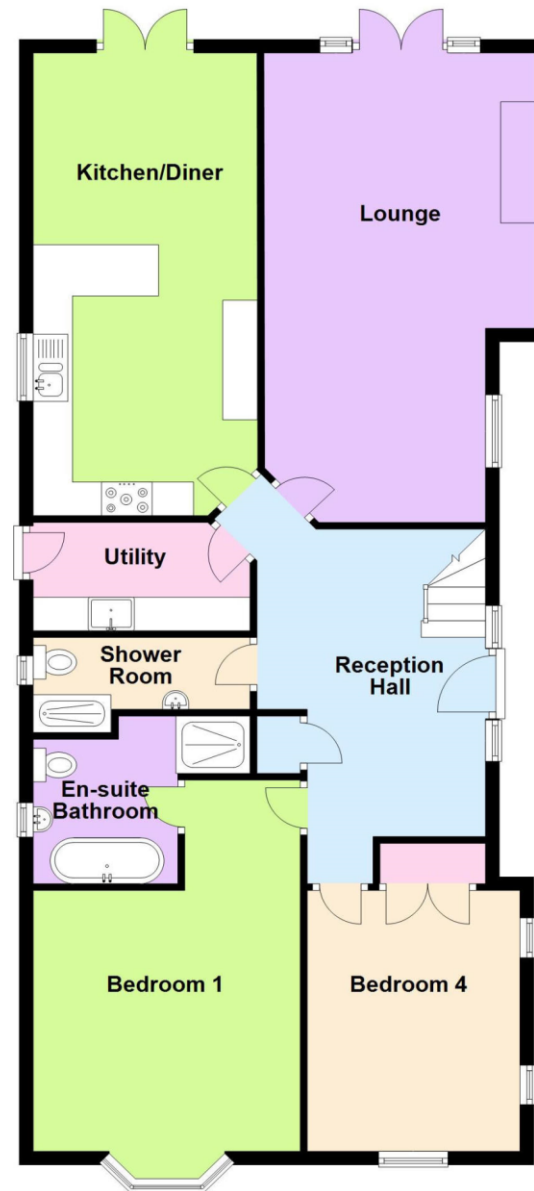
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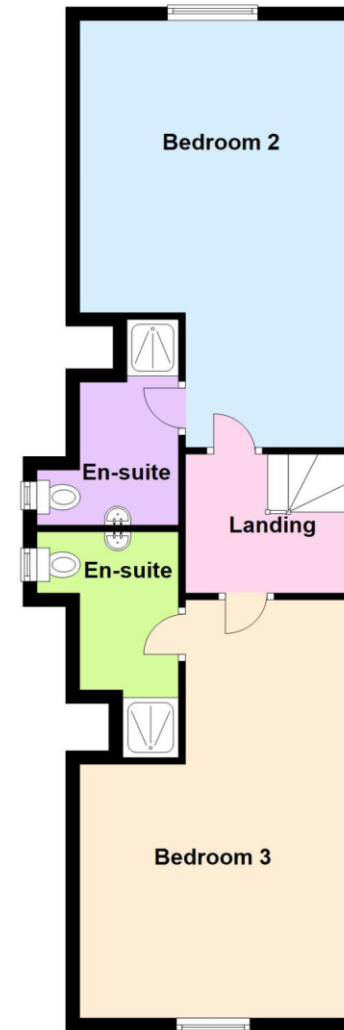




Ground Floor



First Floor



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