



20 Mill Close

Woodhall Spa, Lincolnshire LN10 6UT

£395,000

BELL
ROBERT BELL & COMPANY



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Lincoln – 18 miles

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

Boston – 17 miles

(Distances are approximate)

Pleasantly situated to a cul-de-sac position stands this extremely well-presented detached chalet bungalow. The property was built in 2013 by well-respected house builders Stonewell Homes and provides a wide range of flexible accommodation including three reception rooms, large breakfast kitchen and three bedrooms (all with en-suite). Externally the property is further enhanced by its attractive gardens with glazed covered paved patio, ample parking for several vehicles and detached garage. The shopping, social and educational facilities can be found within the sought-after Lincolnshire village of Woodhall Spa.



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 to the property is gained through a glazed panel door leading to:

Reception Hall

A spacious hall with staircase and 'Stannah' stairlift to first floor bedroom having two built-in cloaks cupboards, airing cupboard, tiled flooring, coved ceiling and doors to accommodation including:

Lounge 16' 5" plus bay x 13' 10" (5.00m x 4.21m)

With bay window to front aspect and having gas coal-effect fire set to decorative surround. There is coved ceiling, Sky TV point and glazed panel double doors to:

Dining Room 12' 0" x 10' 0" (3.65m x 3.05m)

With coved ceiling, archway to kitchen and wide open doorway to:

Garden Room 11' 0" x 10' 0" (3.35m x 3.05m)

A most appealing triple aspect room with French doors providing natural light and views over the rear garden.

Kitchen/Breakfast Room 15' 2" x 12' 0" (4.62m x 3.65m)

Overlooking the rear garden and having an extensive range of stylish fitted units comprising 1½ stainless steel sink drainer with flexible mixer tap inset to ample worksurface over base units including integral dishwasher and fridge and freezer to one end. There is a five-ring gas hob, electric double oven, wall-mounted cupboards above and filter hood over hob. There are ceiling spot lights, coved ceiling, tiled flooring, UPVC door to rear garden and door returning to reception hall.

Bedroom 1 12' 3" x 10' 11" (3.73m x 3.32m)

With front aspect and having coved ceiling and door to **En-Suite** with a white suite comprising full-width shower cubicle, pedestal wash hand basin and low level WC. There is tiled flooring, shaver point, coved ceiling and ceiling spot lights.

Bedroom 2 10' 0" x 9' 10" (3.05m x 2.99m)

An ideal guest bedroom overlooking the rear garden and having coved ceiling and door to **Jack and Jill Bathroom**, with a white suite comprising panelled bath, pedestal wash hand basin and low-level WC. There is coved ceiling, ceiling spot lights, shaver point, tiled flooring and door returning to reception hall.





First Floor

Landing

Having built-in storage cupboard, door to bedroom three and door to **Deep Walk-In Wardrobe 11' 8" x 6' 11" (3.55m x 2.11m)** with lighting, fitted hanging rail and door to boiler cupboard.

Bedroom 3 16' 4" x 12' 11" (4.97m x 3.93m)

With front aspect and having sloping ceilings, dressing room and door to **En-Suite**, with a suite comprising full width tiled shower cubicle, pedestal wash hand basin and low-level WC. There is tiled flooring and a shaver point.

Outside

The property is approached over a block-paved driveway providing ample parking for several vehicles, turning area and leads to **Detached Garage**, with up-and-over door, power and lighting and service door to side.

The remaining front garden is laid with low maintenance in mind to gravel and a variety of ornamental shrubs to borders. The enclosed rear garden is mostly laid to lawn with a variety of decorative shrubs to borders and covered courtyard patio providing an all weather outside entertaining area.

Further Information

All mains services. Gas central heating. UPVC double glazing throughout.

Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel No: 01507 601111
DISTRICT COUNCIL TAX BAND = E
EPC Rating = C

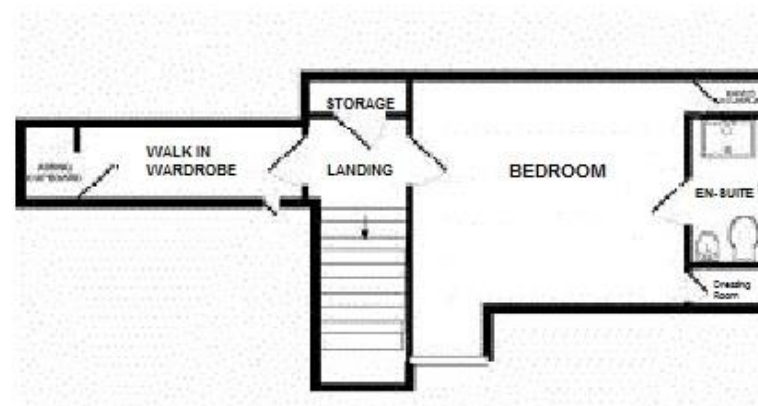
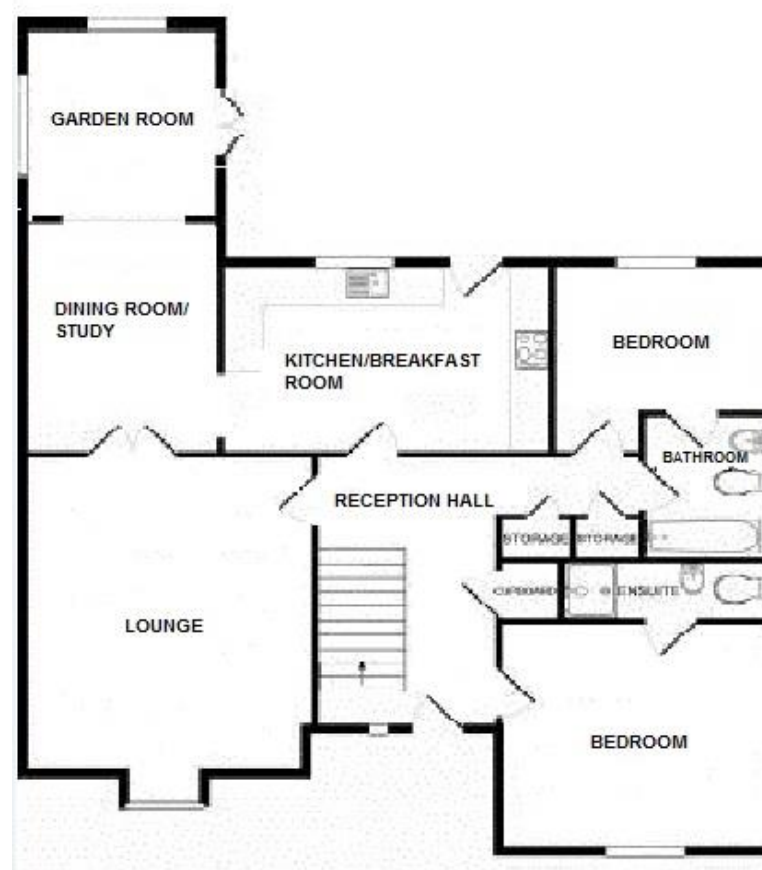
Please Note: External photographs taken 2018

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.

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.







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