



11 Alexandra Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6RE

£350,000

BELL



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Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

An extended and surprisingly spacious four-bedroom semi-detached house of some considerable appeal pleasantly situated to a cul-de-sac position. Internally the property enjoys a wide range of versatile living accommodation comprising two reception rooms, breakfast kitchen and two bathrooms. Outside the property is further enhanced by its superb outside space providing large outside entertaining area, 32' x 10' car port, garage, workshop and 25' x 15' recreation room with door to WC and gardens. There is ample parking for several vehicles and remaining garden laid to lawn. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the size and setting 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 is gained through a uPVC door into:

Entrance Hall

With staircase to the first floor and having radiator and door to:



Lounge 13' 3" x 12' 2" (4.04m x 3.71m)

Having electric stove set to fireplace, recessed storage cupboards with shelving over, radiator, TV aerial point, ceiling fan light, laminate flooring and door to under stairs storage cupboard also housing the newly installed gas fired wall mounted boiler.

Dining Kitchen 15' 3" x 10' 6" (4.64m x 3.20m)

Having ceramic single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Space for electric cooker, extractor fan and light over, space and plumbing for washing machine, dishwasher and tumble dryer, space under worktops for fridge and separate freezer. Tiled flooring, ceiling fan light, part-tiled walls and door to side/rear garden and car-port area.

Dining Room 14' 9" x 12' 9" (4.49m x 3.88m)

Wheelchair user friendly having carpeted flooring, double radiator, TV point, doors to the rear garden, side of property and double doors opening into the:

Bathroom 10' 0" x 8' 9" (3.05m x 2.66m)

Wheelchair user friendly having bath with shower mixer taps, hand basin and low-level WC. Having vinyl flooring and radiator.

First Floor Landing

With access to the roof void.

Bedroom 1 12' 3" x 11' 8" (3.73m x 3.55m)

Having fitted open range wardrobes, radiator and in-set ceiling lights.

En-Suite WC

Having low-level WC, pedestal hand basin, electric wall heater and in-set ceiling lights.

Bedroom 2 12' 9" x 7' 6" (3.88m x 2.28m)

With radiator and laminate flooring.

Bedroom 3 13' 0" x 7' 3" (3.96m x 2.21m)

With radiator.

Bedroom 4/Study 12' 8" x 7' 5" (3.86m x 2.26m)

Having fitted airing cupboard housing the pre-lagged hot water tank, radiator, extractor fan, skylight window and emergency door to bedroom three.

Shower Room 9' 8" x 4' 4" (2.94m x 1.32m)

With tiled walls and flooring with large walk-in shower area with splash screen, pedestal hand basin and low-level WC. Radiator, in-set ceiling lights and extractor fan.





Garage 17' 7" x 14' 0" (5.36m x 4.26m)

Measurements incorporating the integral workshop area with electric up-and-over door and with side personal door and power and light connected.

Recreation Room 25' 0" x 14' 0" (7.61m x 4.26m)

Attached and to the rear of the garage, traditionally built and which could be used for a variety of uses including as teenage/granny annexe having uPVC windows and doors with laminate flooring, panelled electric wall heater, TV aerial point and uPVC sealed double glazed sliding patio doors to rear Pagoda and garden. There is also a sink outside the recreation room.

Cloakroom

With low-level WC, hand basin with tiled splashbacks and extractor fan.

Outside

To the front is a block paved parking space and driveway leading to the double gates to the **Large Car-Port Area 32' 0" x 10' 0" (9.75m x 3.05m)** having electric power points under carport and being block paved with outside light and cold-water tap, and leading to the large, graveled area providing ample parking space. Slabbed footpaths lead to the **Garage/Workshop and Games Room** and behind is the garden area with patio area and dwarf brick wall and gated access to a lawn garden with timber and felt garden store shed and former dog kennel/storage on a slabbed base.

Further Information

All mains' services. Gas central heating. UPVC double glazing.
Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.
 DISTRICT COUNCIL TAX BAND = A
 EPC RATING = tbc

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
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Ground Floor



First Floor



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