



Raftsund  
Cromwell Avenue, Woodhall Spa, Lincolnshire. LN10 6TH

£799,950

**BELL**



## Raftsund

Cromwell Avenue, Woodhall Spa LN10 6TH

A distinctive landmark property of some considerable appeal standing proud within the conservation area of this most sought after of Lincolnshire villages. The property is currently occupied as a family home with seven bedrooms, three reception rooms and breakfast kitchen.

There are many period features remaining and it offers an exciting opportunity to acquire a part of historic Woodhall Spa.

### ACCOMMODATION

**Entrance Lobby** with solid timber door to feature arched doorway, ceiling cornices, deep skirting boards and timber door to: Reception Hall with wide easy rise staircase to the first floor, storage space below, moulded cornices, deep skirting boards, detailed architraves and parquet flooring, radiator and power points. Doors to:

**Living Room** having south facing bay window and French doors to rear garden; open fireplace set to tiled surround with timber mantle. Coved ceiling, exposed timber flooring, two radiators and power points. Door to Store, with arched windows to provide a dual aspect, radiator, power points and telephone point.

**Dining Room** a dual aspect room including deep bay window providing southerly aspect and French doors to the rear garden; feature fireplace with tiled surround and timber hearth, deep skirting boards, coved ceiling, radiator, power points and door to garden room.

**Home Office** having southerly views over the rear garden through French doors; feature fireplace, moulded cornices, deep skirting boards, radiator and power points.

**Cloakroom** comprising low level WC, wash hand basin over vanity cupboard, wood effect flooring and heated towel rail.



**Breakfast Kitchen** having front aspect; a stylish range of fitted units comprising one and a half sink drainer inset to work surface over base units including space and plumbing for dishwasher. Range double oven with five ring gas hob and hot plate and wall mounted cupboards above. There is pattern tiled flooring, radiator and power points. Door to side lobby and archway to:

**Garden Room** with patio doors to the rear garden; tiled flooring and power points.

**Side Lobby** having second staircase to the first floor with storage space below, pattern tiled flooring and radiator. Door to the side of the property and door to: **Store** with side aspect and lighting

**Cloakroom 2** comprising high level WC, wash hand basin and tiled floor.

**Utility Room** with ceramic sink, fitted work surface over base units, wall mounted cupboards above, pattern tiled flooring, radiator and power points. Door to

**Boot Room** with full height larder cupboard, shelving, pattern tiled floor, cloak hooks to one wall, radiator and power points.

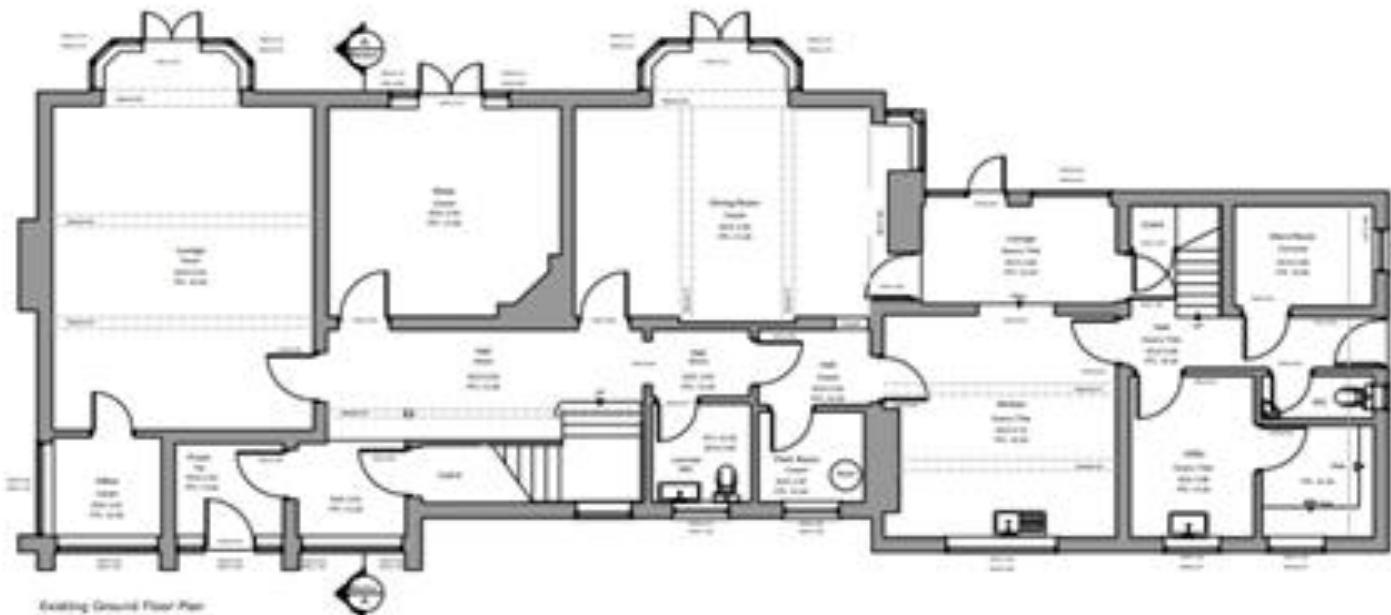
**Boiler Room** with fitted work surface to one wall, gas central heating boiler and hot water cylinder.

**First Floor – Landing** being well lit from large leaded window to front; having radiator, picture rails and power points. Doors to:

**Bedroom 1** having views over the rear garden through bay window; feature fireplace, coving, radiator and power points. Door to En-Suite with a white four piece suite comprising; paneled bath, tiled shower cubicle, pedestal wash hand basin and a low level WC, picture rails and a heated towel rail.

**Bedroom 2** a dual aspect room providing superb views over the Avenue; feature fireplace, pedestal wash hand basin, coved ceiling, picture rails, radiator and power points.

**Bedroom 3** a south facing room overlooking the rear garden; having feature fireplace coved ceiling, picture rails, radiator and power points. Link door to:



**Bedroom 4** with southerly views; having feature fireplace, picture rails, coving, radiator, power points and door returning to landing.

**Side Landing** with picture rails, power points and door to

**Bathroom** being fully wall tiled and having a white suite comprising paneled bath with shower over and wash hand basin over vanity cupboard, full height double linen cupboard and a heated towel rail. Separate WC.

**Bedroom 5** overlooking the rear garden; having feature fireplace, radiator and power points.

**Bedroom 6** with views over Cromwell Avenue; having open fronted built-in wardrobe, radiator and power points. Link door to

**Bedroom 7** with side aspect; radiator, power points door to:

**Rear Landing** with second staircase to ground floor and door to

**Shower Room** with a suite comprising shower cubicle, high level WC and wash hand basin, radiator.

#### OUTSIDE

The property has a carriage style drive providing ample parking for several vehicles and leads to **Detached Garage**. The south facing rear garden is predominantly laid to lawn with mature trees and decorative shrubs to borders.

**East Lindsey District Council – Tax band: TBC**

**ENERGY PERFORMANCE RATING: E**

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