

Fairview Bungalow

Stixwould Road, Stixwould, Woodhall Spa, Lincolnshire LN10 5HJ

£295,000

BELL







Fairview Bungalow

Stixwould Road, Stixwould LN10 6TG

Lincoln – 18 miles
Grantham – 34 miles with East Coast rail link to London
Boston – 20 miles
Woodhall Spa – 3 miles

(Distances are approximate)

Pleasantly situated to the fringe of the village stands this well-presented detached bungalow. Internally the property is enhanced by three bedrooms, two reception rooms and stylish kitchen. Externally, the property enjoys private gardens, timber lodge, detached garage and most appealing views over the Lincolnshire countryside from three sides. The inland resort of Woodhall Spa with its wide range of shopping, social and educational facilities is a short drive away. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.

Accommodation
Entrance into the property is gained through a UPVC door leading to:

Reception Hall
With access to roof space and having radiator, power points and door to:

Lounge ***15' 10" x 12' 0" (4.82m x 3.65m)***
A most appealing dual aspect room including views over open countryside. There is a cast iron stove set to tiled surround, wood effect flooring, coved ceiling, radiator, television aerial point and door to:

Dining Room ***12' 9" x 8' 1" (3.88m x 2.46m)***
With views over open countryside and having tiled flooring, radiator, power points and glazed panel door to:







Kitchen ***13' 11" x 9' 0" (4.24m x 2.74m)***
A dual aspect room overlooking the rear garden and open countryside views. There is an extensive range of fitted units comprising sink drainer inset to ample worksurface over base units including integral dishwasher and integral fridge freezer to one end. There is a four-ring electric hob, electric oven, microwave and wall mounted cupboards above including filter hood over hob. There are ceiling spotlights, tiled flooring, radiator, power points and UPVC door to rear.

Bedroom 1 ***12' 0" x 8' 11" (3.65m x 2.72m)***
With pleasing front aspect and having radiator and power points.

Bedroom 2 ***12' 0" x 7' 11" (3.65m x 2.41m)***
With rear aspect, radiator and power points.

Bedroom 3 ***8' 10" x 7' 11" (2.69m x 2.41m)***
With side aspect, radiator and power points.

Bathroom ***7' 10" x 7' 11" (2.39m x 2.41m)***
With a white suite comprising bath with shower over, wash hand basin over vanity unit and low-level WC. There is a built-in airing cupboard, ceiling spotlights and heated towel rail.

Outside
The property is approached over a driveway providing parking for several vehicles and leads to **Detached Garage** ***20' 0" x 12' 0" (6.09m x 3.65m)*** and timber garden store to the rear. The remaining front garden is laid to lawn with mature hedging to front boundary and decorative shrubs to borders. The enclosed rear garden is mostly laid to lawn. There is a **Timber Lodge** ***15' 4" x 7' 7" (4.67m x 2.31m)*** a superb addition to the home currently used as a home office, however it would equally provide a garden/recreation room. With sliding patio doors, wood effect flooring, power points and fitted workstation to one corner. Outside the lodge has raised timber decking with overhang cover and downlighting. An ideal spot to enjoy far-reaching views over the Lincolnshire countryside.







Further Information

Mains' electric and water. Oil fired central heating.

Newly installed/compliant private drainage system.

UPVC double glazing.

Please Note: The property underwent repairs for subsidence due to shrinkage of clay subsoils in 2024. It was subsequently monitored for 18 months and certificate of structural adequacy provided. A copy of which can be provided upon request.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.
DISTRICT COUNCIL TAX BAND = B
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
Tel: 01526 353333
Email: woodhallspa@robert-bell.org
Website: http://www.robert-bell.org

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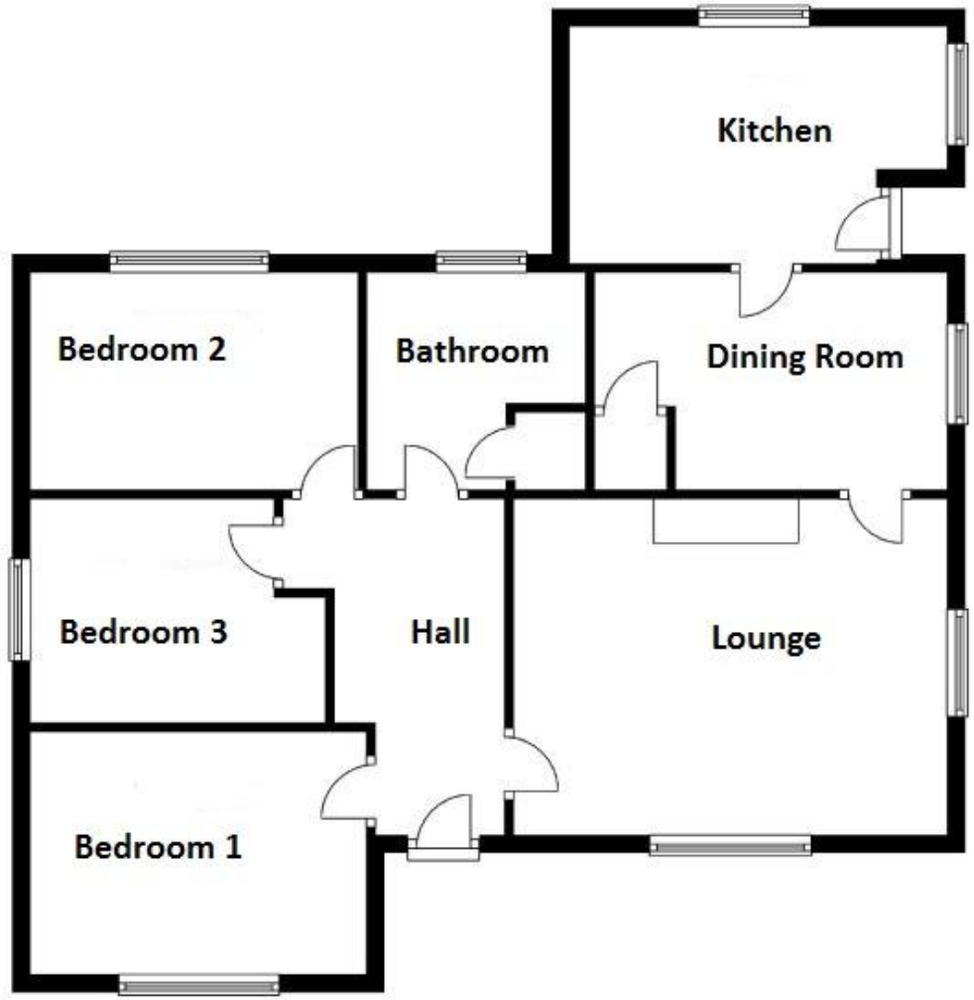

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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