



Plot 46/3 Lancaster Way  
Gleneagles Drive, Woodhall Spa, Lincoln, Lincolnshire LN10 6BF

£107,500 for a 50% Shared Ownership

**BELL**





## Plot 46/3 Lancaster Way

Gleneagles Drive, Woodhall Spa LN10 6BF

Lincoln – 18 miles  
Grantham – 31 miles with East Coast rail link to London  
Boston – 17 miles

(Distances are approximate)

A stylish two bedroom semi-detached **NEW BUILD** house pleasantly situated within this popular residential area. Internally the property is enhanced by its thoughtfully designed accommodation including contemporary kitchen and bathroom and air source heating. Outside there is off street parking, enclosed rear garden and E.V. charging point. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance.

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 glazed panel door leading into:

### Kitchen Diner 19' 1" x 6' 8" (5.81m x 2.03m)

With front aspect and having a stylish range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a four ring electric hob over electric oven, wall mounted cupboards above and filter hood over the hob. There are ceiling spot lights, radiator, power points, door to cloak room and door to:





**Living Room 15' 6" x 10' 7" (4.72m x 3.22m)**

Overlooking the rear garden through uPVC patio doors and having staircase to the first floor, two radiators, power points, television point and a telephone point.

**Cloakroom**

With a low-level WC, pedestal wash hand basin and radiator.

**First Floor**

**Landing**

With side aspect and having built-in airing cupboard, access to roof space, radiator, power points and door to:

**Bedroom 1 12' 3" x 11' 9" (3.73m x 3.58m)**

With front aspect and having radiator, television point and power points.

**Bedroom 2 10' 3" x 7' 0" (3.12m x 2.13m)**

Overlooking the rear garden and having radiator and power points.

**Bathroom 8' 7" x 6' 10" (2.61m x 2.08m)**

With a white four-piece suite comprising paneled bath, separate shower cubicle, wash hand basin over vanity unit and a low-level WC. There is ceiling spot lights, radiator and shaver point.

**Outside**

The property is approached over a driveway providing off street parking and E.V charging point. The remaining front garden is laid to lawn. The enclosed rear garden will require landscaping.

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

**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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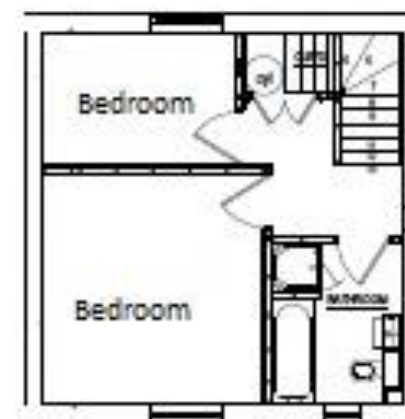
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