



12 Woodbridge Way
Woodhall Spa, Lincoln, Lincolnshire LN10

£250,000
NO ONWARD CHAIN

BELL

An extremely well presented three-bedroom semi-detached house pleasantly situated within this popular residential area. Externally the property benefits from enclosed rear garden and detached garage, along with ample off-street parking. The shopping, social and educational facilities of this most sought-after Lincolnshire village are within reasonable walking distance.

Reception Hall, Lounge, Kitchen/Diner, Cloakroom
First Floor: Three Bedrooms (two double) & Bathroom

Gas Central Heating – Off-Street Parking for Several Vehicles – Detached Garage
Enclosed Rear Garden with Paved Patio Area
All Mains Services



19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
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Accommodation

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

Reception Hall

With staircase to first floor, radiator, cloak hooks to one wall, power points, door to lounge and door to:

Cloakroom

With a low-level WC and pedestal wash hand basin. There is tiled flooring and a radiator.

Lounge 14' 0" x 12' 5" (4.26m x 3.78m) max dimensions

With front aspect and having radiator, TV aerial point, lights to dimmer switch and door to:

Kitchen/Diner 15' 10" x 9' 4" (4.82m x 2.84m)

Overlooking the rear garden through patio doors and having a range of fitted units comprising stainless steel sink drainer inset to ample work surface over matching base units including space and plumbing for automatic washing machine with an integral fridge and freezer to one side. There is a four-ring gas hob over electric oven, wall-mounted cupboards above and filter hood over hob, radiator and power points. A door provides access to built-in understairs cupboard.

First Floor Landing

With built-in linen cupboard, radiator, access to roof space and door to:

Bedroom 1 11' 8" x 9' 0" (3.55m x 2.74m)

Overlooking the rear garden with fitted vanity unit, radiator and power points.

Bedroom 2 11' 10" x 7' 4" (3.60m x 2.23m)

With front aspect, radiator and power points.

Bedroom 3 8' 2" x 7' 10" (2.49m x 2.39m)

With front aspect, radiator and power points.

Bathroom 6' 6" x 5' 8" (1.98m x 1.73m)

With a white suite comprising panelled bath having shower over, pedestal wash hand basin and low level WC. There are ceiling spot lights, radiator and tiled flooring.

Outside

The property is approached over a driveway providing parking for several vehicles and leads to **Detached Garage** with up-and-over door. The remaining front garden is laid to lawn with a paved pathway leading to main entrance door. The enclosed rear garden is predominantly laid to lawn with paved patio area.

East Lindsey District Council – Tax band: B
EPC Rating: C

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

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Website: <http://www.robert-bell.org>

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