



1 Lansdown Way

Woodhall Spa

Prominent Corner Plot | Detached Three-Bedroom Bungalow

Woodhall Spa | No Onward Chain

Occupying a generous corner plot in one of Woodhall Spa's sought-after residential locations, this substantial detached bungalow offers spacious and versatile accommodation with exciting scope for modernisation. Offered for sale with no onward chain, it presents a wonderful opportunity to create a long-term home in one of Lincolnshire's most desirable villages.

The property's attractive frontage and wide plot create an immediate sense of space, while inside the accommodation is both practical and well-proportioned. An inviting entrance hall leads through to a comfortable lounge, a separate dining room ideal for entertaining and a spacious dining kitchen complemented by a useful utility room and cloakroom.

The principal bedroom benefits from an en-suite shower room, with two further bedrooms served by a family bathroom featuring both a bath and a separate shower, making the layout equally suited to couples, families or those seeking comfortable single-storey living with room for guests.

Outside, the property continues to impress with a lawned front garden, a driveway providing off-road parking, a double garage and an enclosed rear garden offering a private outdoor space with plenty of potential to enhance and enjoy.

Further benefits include gas central heating and double glazing throughout.

Council Tax band: E

Tenure: Freehold





ACCOMMODATION

Part glazed front entrance door with side screen through to the:

ENTRANCE HALL

Having coved ceiling, radiator, two built-in cupboards and access to roof space.

LOUNGE

16' 11" x 14' 4" (5.15m x 4.36m)

Having bay window to front elevation, two windows to side elevation, coved ceiling, two radiators and fireplace with marble back & hearth, inset living flame style fire and wooden surround.



DINING ROOM

11' 11" x 10' 0" (3.64m x 3.06m)

Having glazed door with windows to both sides to rear elevation, coved ceiling and radiator.

BREAKFAST KITCHEN

16' 4" x 13' 3" (4.97m x 4.05m)

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under. Work surface return with inset gas hob, cupboards & drawers under, cupboards & extractor over, tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface return with cupboards & space for fridge under, cupboards & glazed display unit over.

UTILITY

8' 4" x 13' 3" (2.54m x 4.05m)

Having part glazed door to side elevation, sink with drainer, space & plumbing for automatic washing machine.

CLOAKROOM

Having window to side elevation, low level WC and hand basin.







MASTER BEDROOM

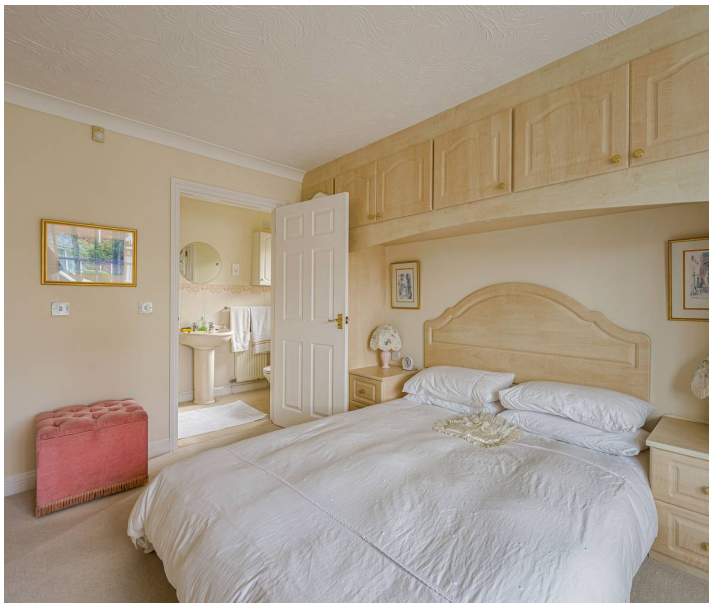
13' 7" x 12' 9" (4.15m x 3.88m)

Having bay window to front elevation, coved ceiling, radiator, built-in wardrobes to either side of double bed space with overhead cupboards & bedside drawers, further built-in wardrobe with cupboard to side.

EN-SUITE

8' 5" x 3' 10" (2.56m x 1.18m)

Having window to side elevation, coved ceiling, radiator, part tiled walls, shaver point, extractor, fully tiled shower enclosure with shower fitting, close coupled WC and pedestal hand basin.



BEDROOM TWO

11' 10" x 11' 5" (3.61m x 3.49m)

Having window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

Having window to front elevation, coved ceiling and radiator.

BATHROOM

8' 4" x 6' 11" (2.55m x 2.12m)

Having window to rear elevation, coved ceiling, radiator, part tiled walls, shaver point, extractor, panelled bath, fully tiled shower enclosure with shower fitting, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. The lawned garden extends to the left hand side of the property where there is also a driveway accessed off Muirfield Way and providing off-road parking leading to the:

DOUBLE GARAGE

17' 7" x 16' 8" (5.36m x 5.09m)

Having two up-and-over doors, light and power.

REAR GARDEN

Being enclosed and having a paved patio, shaped lawn with borders and garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band E.



LIFETIME LEGAL

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NEWTON FALLOWELL



Total area: approx. 128.8 sq. metres (1386.6 sq. feet)

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