



10 Moor Park Drive  
Woodhall Spa, Lincoln, Lincolnshire LN10 6GB

£240,000  
NO ONWARD CHAIN

**BELL**





# 10 Moor Park Drive

Woodhall Spa, Lincolnshire LN10 6GB

Lincoln – 18 miles  
Grantham – 32 miles  
Boston – 18 miles

(Distances are approximate)

Pleasantly 'hidden' away within the ever-popular Viking Park stand this two-bedroom detached bungalow. The property benefits from conservatory and enclosed rear garden. The property is in need of some refurbishment but offers an exciting opportunity to upgrade to one's own taste. The shopping and social facilities of this most sought-after Lincolnshire village are all within easy walking distance. A viewing is recommended to fully appreciate the potential and setting on offer.

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 timber door leading into:

## Entrance Lobby

With coved ceiling, wood effect flooring, radiator, telephone point, power point and door to:







### **Reception Hall**

With built-in double airing cupboard, coved ceiling, wood effect flooring, access to roof space and door to:

### **Lounge Diner 14' 11" x 11' 6" (4.54m x 3.50m)**

With rear aspect and having electric coal effect fire set to decorative surround, full height fitted double storage cupboard, wood effect flooring, coved ceiling, radiator, television point, power points and uPVC double doors to:

### **Conservatory 9' 8" x 9' 6" (2.94m x 2.89m)**

Overlooking and having uPVC patio doors to the rear garden with tiled flooring and power points.

### **Kitchen 10' 4" x 7' 8" (3.15m x 2.34m)**

With front aspect and having a range of fitted units comprising one and a half stainless steel sink drainer inset to worksurface over base units including space for cooker. There are wall mounted cupboards above, filter hood, tiled flooring, radiator, power points and glazed timber door to **Side Store 5' 1" x 3' 0" (1.55m x 0.91m)** of timber construction providing storage and shelving.

### **Bedroom 1 11' 4" x 9' 5" (3.45m x 2.87m)**

Overlooking the rear garden and having coved ceiling, wood effect flooring, radiator and power points.

### **Bedroom 2 11' 0" x 9' 3" (3.35m x 2.82m)**

With front aspect and having tiled hearth and flue, wood effect flooring, coved ceiling, radiator and power points.

### **Bathroom**

With a white suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is coved ceiling and radiator.

### **Outside**

The property is approached over a shared driveway leading to parking, turning area and to **Garage**, with up and over door, power, lighting and service door to the rear. The remaining front garden is laid to lawn, gravel and patio area with a wide variety of decorative shrubs to borders. The enclosed rear garden is laid to nature with a wide variety of colourful shrubs to borders with paved patio area.



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FLOOR PLAN

TOTAL AREA: APPROX. 80.4 SQ. METRES (865.8 SQ. FEET)

East Lindsey District Council – Tax band: B  
EPC Rating - D

**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.

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Brochure prepared 01.06.2024



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