



23 Woodbridge Way
Woodhall Spa, Lincolnshire LN10 6BN

Offers Over £245,000





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Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 18 miles

(Distances are approximate)

An exceptionally well presented three bedroom semi-detached house, pleasantly situated within this popular residential area. Internally the property is enhanced by thoughtfully added conservatory overlooking the rear garden with doors to kitchen and dual aspect living room. Outside there is off street parking, detached garage and attractively landscaped rear gardens with covered outside entertaining area. The shopping, social and educational facilities are within reasonable walking distance. A viewing is highly recommended to fully appreciate the accommodation and position 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 inset to storm porch is gained through a glazed panel door to:

Reception Hall

With staircase to first floor and having coved ceiling, telephone point, power point and doors to accommodation including:



Cloakroom

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

Kitchen 10' 8" x 8' 0" extending to 11' (3.35m) (3.25m x 2.44m)

Overlooking the rear garden and having a range of fitted units comprising one and half stainless-steel single drainer inset to ample work surface over matching base units and space and plumbing for washing machine. There is a four-ring gas hob over electric oven, wall mounted cupboards above and filter hood over hob. There are coved ceilings, tiled flooring, radiator, built-in understairs cupboard, power points and glazed panel door to conservatory.

Living Room 16' 6" x 11' 1" (5.03m x 3.38m)

A dual aspect room and having feature fire place, coved ceilings, television aerial point, radiator, power points and UPVC double doors to:

Conservatory 14' 10" x 7' 5" (4.52m x 2.26m)

Overlooking the rear garden and having tiled flooring, power points, glazed panel door returning to kitchen and UPVC door to rear garden.

First Floor

Landing

Overlooking the rear garden and having radiator, power point and door to:



Bedroom 1 11' 2" x 8' 5" (3.40m x 2.56m)

With front aspect, built-in double wardrobe, coved ceiling, radiator and power points.

Bedroom 2 8' 10" x 8' 1" (2.69m x 2.46m)

With front aspect, built-in wardrobe, coved ceiling, radiator and power points.

Bedroom 3 8' 0" x 7' 9" (2.44m x 2.36m)

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



Bathroom

With a white suite comprising panelled bath having shower over, low-level WC and wash hand basin over vanity unit. There is appropriate wall tiling, shaver unit, heated towel rail and extractor fan.

Outside

The property is approached over a driveway providing parking and leads to **Detached Garage** with up and over door, power, lighting and UPVC service door to side. The remaining front garden is laid to lawn with a variety of ornamental plants and shrubs to borders. The enclosed rear garden is mostly laid to lawn with a variety of decorative shrubs to borders, attractive paved patio area with superb covered outside entertaining area with lighting and power points. There is a timber shed and outside water tap.

Further Information

All mains services. Gas central heating. UPVC double glazing.

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 = 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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

