



**36 Woodhall Drive**  
Lincoln. LN2 2AB

**BELL**

**FOR SALE BY INFORMAL TENDER – Tender date: 9<sup>th</sup> July 2025 – Guide Price £80,000**  
**Unless sold previously by Private Treaty**

This is a two bedroom semi-detached house positioned with north-facing frontage, having hedged front boundary with a lawned garden. The property would benefit from a scheme of refurbishment and update and comprises; entrance hall, kitchen, living room, landing, two bedrooms and bathroom.

Enclosed garden to the rear, on street parking. **NO ONWARD CHAIN**



# 36 Woodhall Drive, Lincoln

## ACCOMMODATION

**Entrance & Hallway** with uPVC side entrance door, carpeted staircase up to first floor, radiator and ceiling light. Doors through to living room and to:

**Kitchen** having north-facing windows allowing natural light; L shaped built in kitchen cabinets and drawers with black laminate worktops, freestanding cooker, stainless steel sink with drainer. Black floor tiles, fluorescent ceiling light. Includes a detached Pantry room and small recessed alcove for white goods, electric meter and electric water boiler. (Heating is gas)

**Living Room** having south-facing window overlooking the rear garden; fitted electric fireplace, carpeted floor, radiator, decorative hanging ceiling light.

## First Floor

**Landing** with carpeted floor, access to insulated loft space, ceiling light and doors to first floor accommodation.

**Main Bedroom** a standard-sized double room with north facing window; radiator and ceiling light.

**Bedroom 2** a spacious room with a south-facing window; carpeted floor, radiator and light fitting.

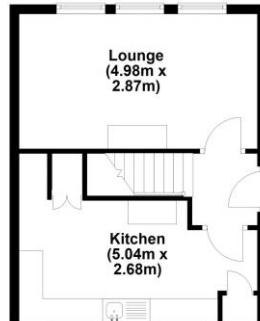
**Bathroom** having obscure glazed window, bath with Triton electric shower over, pedestal wash hand basin and WC with wood seat.

## OUTSIDE

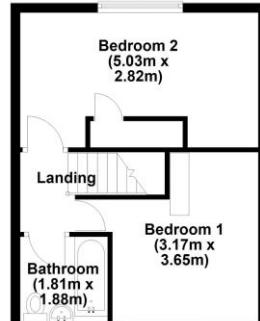
Access to the entrance is via a narrow side concrete walkway with space for bins and a wooden pedestrian gate to rear. The front garden features conifer trees and flowering shrubs.

The rear garden is enclosed with timber fencing on all sides, mostly laid to lawn with mature shrubs and trees lining the perimeter and a concrete path. The garden backs onto another property's boundary wall and fencing

**Ground Floor**  
Approx. 32.9 sq. metres (354.1 sq. feet)



**First Floor**  
Approx. 33.1 sq. metres (355.8 sq. feet)



Total area: approx. 66.0 sq. metres (709.9 sq. feet)

While every attempt has been made to be as accurate as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

Lincoln City Council – Tax band: A

EDNERY PERFOIRMANCE RATING: F

**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 Lincoln office  
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