



24 Abbey Drive

Woodhall Spa, Lincolnshire LN10 6QU

£350,000

NO ONWARD CHAIN

BELL

ROBERT BELL & COMPANY



24 Abbey Drive

Woodhall Spa, Lincolnshire LN10 6QU

Lincoln – 18 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 17.5 miles

(Distances are approximate)

Pleasantly situated to the far end of this pleasant cul-de-sac stands this well presented and outwardly deceptive three-bedroom detached bungalow. Internally the property is enhanced by its open plan lounge and dining room, conservatory, breakfast kitchen, home office and en-suite to main bedroom. Outside there is integral garage and gardens to the rear and side. The shopping, social and educational facilities of this most sought after of Lincolnshire villages are within reasonable walking distance.

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 UPVC door leading into:

Reception Hall

With double aspect over the rear garden coved ceiling, radiator, power points and door to:





Lounge Diner 26' 0" x 21' 0" (7.92m x 6.40m) max

An open plan triple aspect room having electric coal effect fire set to decorative surround, coved ceiling, television point, power points radiator door to conservatory and door to:

Breakfast Kitchen 13' 3" x 10' 0" (4.04m x 3.05m)

With views over the side garden and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units, double oven and four ring gas hob. There are wall mounted cupboards above and filter hood over the hob, coved ceiling, radiator, power points and door to:

Utility Room 9' 3" x 6' 3" (2.82m x 1.90m)

With side aspect and having stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There are wall mounted cupboards above, coved ceiling, radiator, power points, UPVC door to side garden and service door to integral garage.

Conservatory 8' 11" x 8' 8" (2.72m x 2.64m)

Overlooking the rear and side garden and having power points and UPVC door to garden.

Home Office 6' 5" x 5' 1" (1.95m x 1.55m)

With front aspect and having coving, radiator and power points.

Main Bedroom 13' 10" x 10' 0" (4.21m x 3.05m)

With views over the rear garden and having coved ceiling, radiator, power points and door to **En-Suite** with a suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, shaver point and a heated towel rail.

Bedroom 2 11' 9" x 8' 3" (3.58m x 2.51m)

with a front aspect and having coved ceiling, radiator and power points.

Bedroom 3 11' 7" x 10' 10" (3.53m x 3.30m)

With front aspect and having coved ceiling, radiator and power points.





Shower Room

With a suite comprising large shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, shaver point and a heated towel rail.

Outside

The property is approached over a block paved driveway providing parking and leads to **Integral Garage 19' 3" x 8' 9" (5.86m x 2.66m)** having electric roller door, power, lighting and service door into the property. The gardens to the rear and one side are mostly laid to lawn with a variety of decorative shrubs to borders. There is a block paved patio, green house and outside lighting.

Further Information

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

Local Authority: East Lindsey District Council, Tedder Hall, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = D

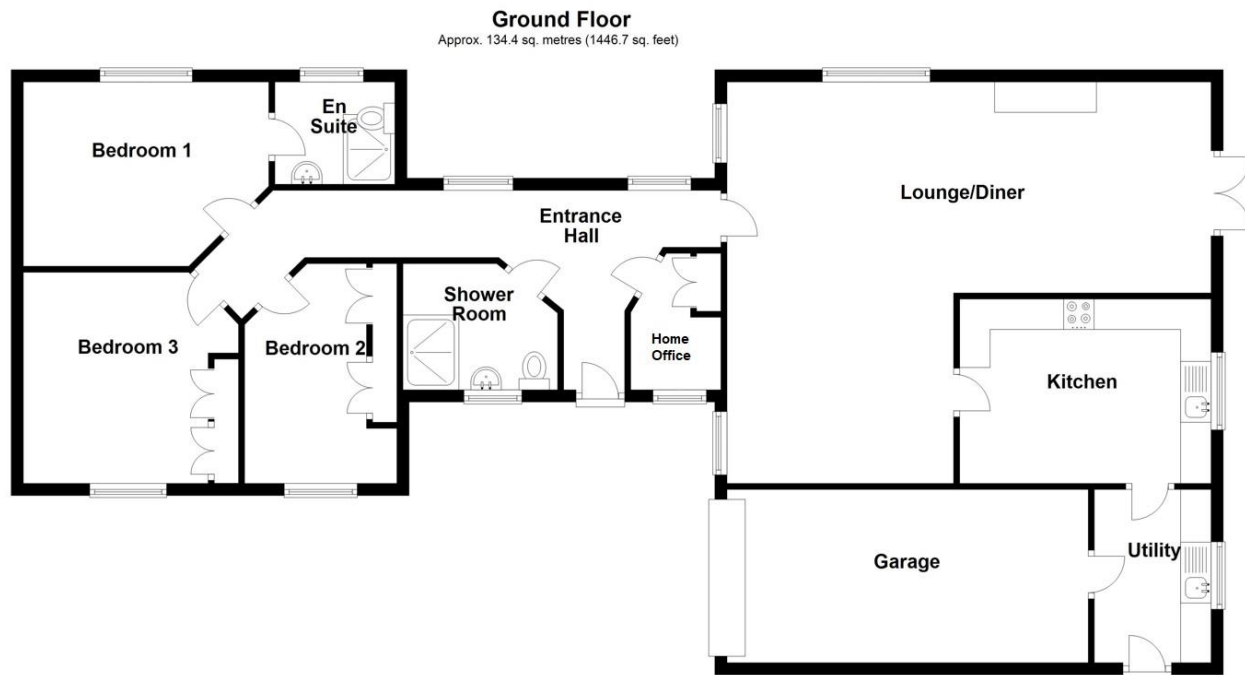
EPC RATING = C

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.

THESE PARTICULARS WERE PREPARED MAY 2023

Property Reference: WO0001 6234



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
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