



9 Grove Drive

Woodhall Spa, Lincolnshire LN10 6RT

£425,000

BELL
ROBERT BELL & COMPANY



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Woodhall Spa, Lincolnshire LN10 6RT

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 17 miles

(Distances are approximate)

A well-presented three bedroom detached bungalow pleasantly situated to the far end of a cul-de-sac within this popular residential area. The property benefits from two reception rooms, conservatory, breakfast kitchen and ensuite to main bedroom. Externally the property is further enhanced by its attractive mature gardens, double garage and 25' x 10' timber workshop. The shopping and social facilities of this most sought-after Lincolnshire village are within easy 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 to:

Entrance Lobby

With fitted bench over storage cupboards and having tiled flooring, power point and UPVC door to:

Reception Hall

With built-in cloaks cupboard, linen cupboard with radiator, and having coved ceiling, radiator, power points, telephone point and door to:





Cloakroom

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

Living Room 17' 8" x 12' 8" (5.38m x 3.86m) extending to 14' 9" (4.5m) into bay

With front aspect and having wood burning stove set to attractive surround, coved ceiling, wall lights, TV aerial point, power points, radiator and glazed double doors to:

Dining Room 11' 8" x 10' 11" (3.55m x 3.32m)

A dual aspect room having coved ceiling, radiator, power points and sliding patio door to:

Conservatory 13' 4" x 11' 6" (4.06m x 3.50m)

Overlooking the rear garden and having power points and UPVC patio door to rear garden and glazed panel door to:

Breakfast Kitchen 21' 10" x 9' 9" (6.65m x 2.97m)

With an extensive range of units comprising 1½ stainless steel sink drainer with ample work surface over matching base units including integral dishwasher and space with plumbing for automatic washing machine. There is a four-ring gas hob, waist-height electric double oven, wall-mounted cupboards above with down lighting and filter hood over hob. There are coved ceilings, power points, partial under floor heating, ceiling spotlights, UPVC patio doors to rear garden and door returning to reception hall.



Bedroom 1 14' 10" x 9' 10" (4.52m x 2.99m)

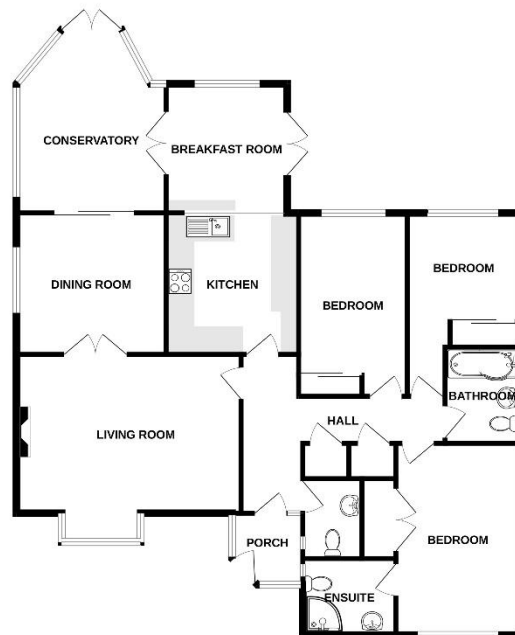
With front aspect and having built-in wardrobes with mirrored doors, coved ceiling, TV aerial point, radiator, power points and door to **En-Suite** with a white suite consisting of corner shower cubicle, pedestal wash hand basin and low-level WC. There are coved ceilings, appropriate wall tiling, radiator and shaver point.

Bedroom 2 10' 7" x 8' 10" (3.22m x 2.69m)

Overlooking the rear garden and having built-in double wardrobes with sliding mirrored doors, coved ceiling, radiator, and power points.



GROUND FLOOR
1394 sq.ft. (129.5 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and materials shown have not been tested and no guarantee is made as to their operability or efficiency can be given.

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Bedroom 3 14' 4" x 8' 7" (4.37m x 2.61m)

Overlooking the rear garden with built-in double wardrobe with sliding mirrored doors, coved ceiling and radiator.

Bathroom

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

Outside

The property is approached over a wide driveway providing ample parking, turning area and leads to **Double Garage 18' 10" x 16' 5" (5.74m x 5m)** with two up-and-over doors (one is electric), lighting, power points and service door to rear garden. There are timber gates providing access to **Car Port 20' 7" x 11'** and on to **Timber Workshop 25' 10" x 10' 5"** being insulated and having timber double doors, power points, strip lighting and double glazed windows. Next to the car port there is a **Timber Garden Store 11' 8" x 10'** with power and lighting. The rear garden is predominantly laid to lawn with a wide variety of decorative shrubs to borders. There is a decked seating area off the breakfast kitchen, outside lighting and three outside power points.

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 = E

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.

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.

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