



19 Kenmore Drive
Woodhall Spa, Lincolnshire LN10 6BB

£113,750 for 50% Share
NO ONWARD CHAIN

BELL
ROBERT BELL & COMPANY



19 Kenmore Drive

Woodhall Spa, Lincolnshire LN10 6BB

Lincoln – 18 miles

Grantham – 32 miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)

Discreetly situated within a pleasant cul-de-sac and almost hidden from the road is this well presented and deceptively spacious two bedroom semi-detached bungalow. Internally the property is enhanced by it's stylish kitchen and 22' x 10' conservatory overlooking the rear garden. There is allocated parking and gardens laid with low maintenance in mind. A viewing is highly recommended to fully appreciate the size of accommodation and standard of fitment on offer. The shopping, social and facilities of this most sought-after Lincolnshire village are within easy walking distance for most.

**SHARED OWNERSHIP
LEASEHOLD (over 55s)**

Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Cinema 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 UPVC door leading into:



Reception Hall

With coved ceiling, wood-effect flooring, radiator, power points, telephone point and access to roof space with loft ladder.

Lounge/Diner **17' 9" x 11' 4" (5.41m x 3.45m)**

With rear aspect and having coved ceiling, telephone point, TV aerial point, radiator, power points, UPVC door to conservatory and door to:

Kitchen **10' 0" x 8' 4" (3.05m x 2.54m)**

With front aspect and having a high standard of fitted units comprising stainless steel sink drainer inset to ample granite worksurface over base units including freestanding washing machine and fridge and freezer (available by separate negotiation) to one end. There is an electric four-ring hob, electric oven and built-in microwave, (faulty) wall-mounted cupboards above and filter hood over hob. There is a coved ceiling, plinth room heater and power points.

Conservatory **22' 10" x 10' 3" (6.95m x 3.12m)**

A superb addition providing most appealing living accommodation and overlooking the rear garden. There is tiled flooring, two radiators, power points and UPVC door to 'courtyard' garden.

Bedroom 1 **13' 2" x 10' 10" (4.01m x 3.30m)**

With rear aspect and having two built-in double wardrobes and central set of drawers. There is a coved ceiling, radiator and power points.

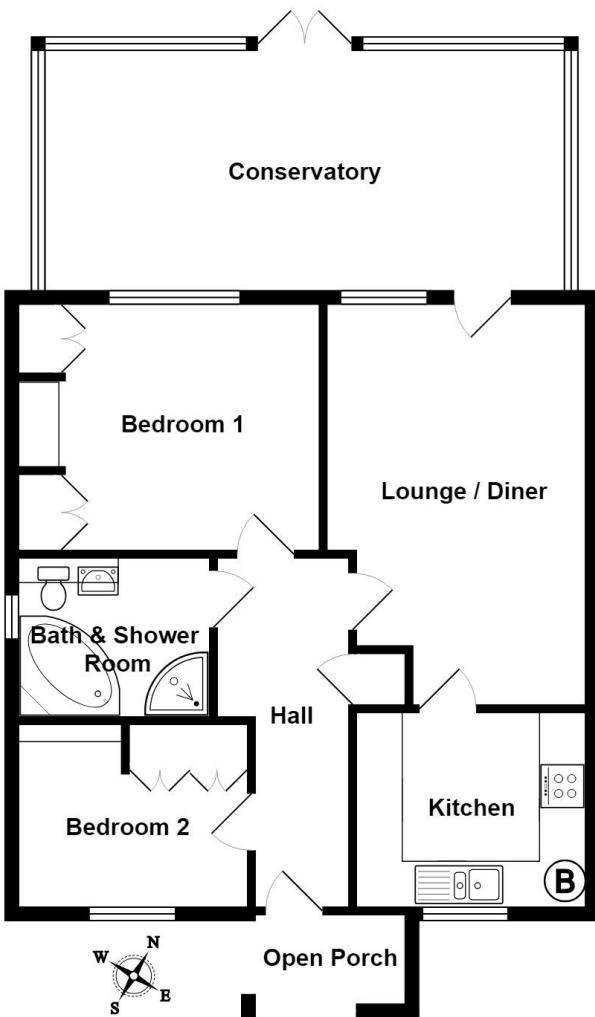
Bedroom 2 **10' 0" x 7' 11" (3.05m x 2.41m)**

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

Bath/Shower Room **8' 5" x 7' 0" (2.56m x 2.13m)**

Being fully wall and floor tiled and having a white suite comprising corner 'spa' bath, separate shower cubicle, low-level WC and wash hand basin over vanity cupboard. There are ceiling spot lights, coved ceiling and a heated towel rail.





IMPORTANT NOTICE
 Links2Lincs floor plans are for guide use only
 and should not be relied upon for decision making
 information or dimensions and layout accuracy.

Outside

The property has allocated parking with path leading to main entrance door. The path has ornamental shrubs to borders. The rear garden is landscaped with low maintenance in mind to paving with decorative shrubs to borders. To the side of the property is further paved patio to the south westerly side and hard standing with timber garden shed or summer house (by separate negotiation).

Further Information

LEASE granted on 21/12/2005 for a term of 99 years
 Monthly Charges (This is reviewed on the 1st April annually)
 Rent £173.75 pcm
 Service Charge £100.00 pcm
 Management Fee £0.00
 Building Insurance £0.00
TOTAL £273.75 pcm
 All mains services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth.
 District Council Tax Band = A
 EPC Rating = C

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.

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.

THESE DETAILS WERE PREPARED IN MAY 2024

Property Reference: WO0001 6500

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