



**35 St Leonards Avenue**  
Woodhall Spa, Lincoln, Lincolnshire LN10 6SZ

**£385,000**

**BELL**





# 35 St Leonards Avenue

## Woodhall Spa, Lincolnshire LN10 6SZ

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A 3/4 bedroom family home, extended and impressively modernised to provide a beautiful open-plan living-dining-kitchen with bifold doors to the rear patio and garden. A separate sitting room, and cloakroom, complete the ground floor, with family shower room, three further bedrooms plus bedroom four/dressing room to the first floor. The property enjoys a lawned rear garden, gravelled front and single garage. The shopping and social facilities of the most sought-after Lincolnshire village of Woodhall Spa are within convenient 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

Entered into the front, through wooden effect double glazed, obscure door with matching full height panels into:

### Entrance Hallway

With uPVC double glazed window to side, wooden effect flooring, radiator and open double doorway to:

### Hallway

With spot lights to ceiling, radiator, wood effect flooring, wooden doors to kitchen, cloakroom and into:





#### **Sitting Room 14' 4" x 11' 4" (4.37m x 3.45m)**

With uPVC double glazed window to front and having media wall with tv points, alcoves for feature installations and sound bar, radiators and multiple power points.

#### **Kitchen 18' 3" x 14' 1" (5.56m x 4.29m) max**

With uPVC double glazed obscure window to side, spot lights and central lights to ceiling. There is an excellent range of modern units to base and wall levels, full height cupboards and a wealth of space to the island. There is a sink and drainer; bevel edge worktop with drainage furrows, Neff double oven and Neff Microwave, coffee machine, wine fridge; space and connections for upright American style fridge freezer and integrated dishwasher. There is wood effect flooring, multiple power points; wood door to hallway and open doorways to:

#### **Living Room 17' 4" x 12' 0" (5.28m x 3.65m)**

With double glazed bifold doors to rear; skylights to side. And having spot lights to ceiling, tv point with alcoves for feature and soundbar and wood effect flooring and underfloor heating.

#### **Cloakroom**

With uPVC double glazed obscure window to side and having low-level WC, hand wash basin to storage unit, heated towel rail and wood effect flooring.

#### **First Floor**

##### **Landing**

With uPVC double glazed window to side and having loft access hatch, power point, wooden door to storage space, wood doors to bedrooms and to:

#### **Family Shower Room 7' 3" x 5' 9" (2.21m x 1.75m)**

With uPVC double glazed obscure window to side, spot lights to ceiling and having low-level WC, hand wash basin to storage units and walk-in shower with monsoon and regular heads. There is tiled flooring, alcove shelving, heated towel rail and wood effect flooring.

#### **Bedroom 4/Dressing Room 5' 11" x 8' 9" (1.80m x 2.66m)**

With uPVC double glazed window to rear, spot lights to ceiling and having radiator, wood effect flooring, multiple power points and built-in wardrobe storage.







**Bedroom 2 14' 2" max x 8' 8" (4.31m x 2.64m)**

With uPVC double glazed window to rear, radiator, multiple power points and tv point.

**Bedroom 1 14' 5" max x 8' 8" (4.39m x 2.64m)**

With uPVC double glazed window to front, radiator, multiple power points and tv point.

**Bedroom 3 10' 1" x 9' 1" max (3.07m x 2.77m)**

With uPVC double glazed window to front, radiator, multiple power points, tv point and wooden door to over stairs storage space.

**Outside**

The property is set with gravelled space to the front, providing ample parking space for multiple vehicles and leading to the **Single Garage 14' 7" x 7' 5" (4.44m x 2.26m)** with electric roller shutter door to front, light to ceiling, power, connection for washing machine and dryer, access hatch to roof space and uPVC door to rear.

The rear garden is laid to lawn and contained by timber fencing, with a paved path/narrow patio leading off the bifold doors and continuing round to the side, where a paved barbecue and seating space is laid out.

**Further Information**

All mains services. Heat source pump. 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 = C

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.

**VIEWING:** By arrangement with the agent's Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

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Website: <http://www.robert-bell.org>

Brochure prepared 31.07.2025

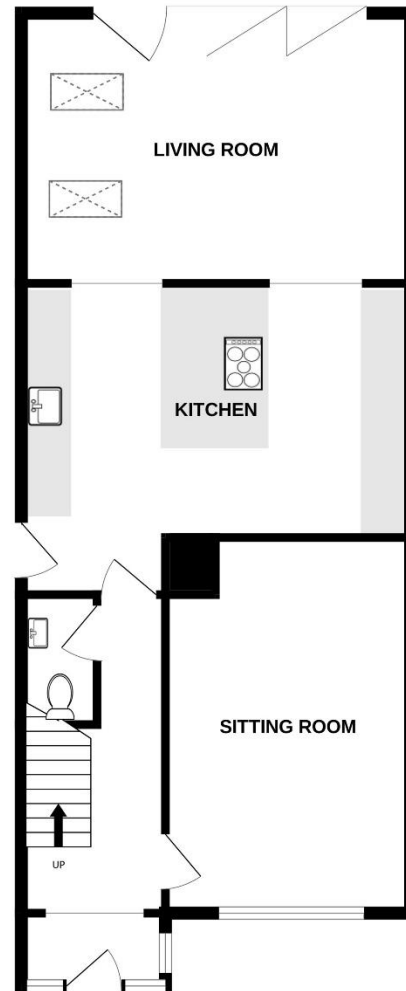




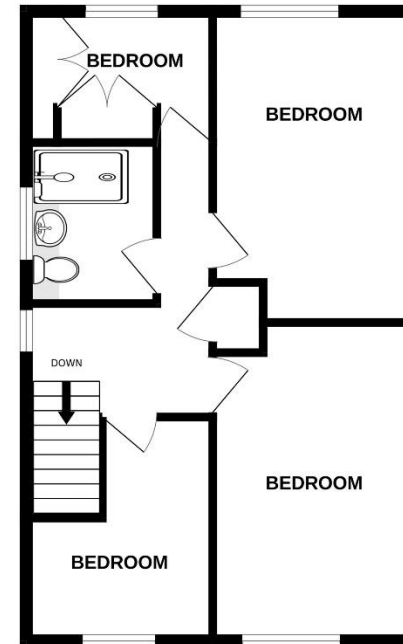




GROUND FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1246 sq.ft. (115.7 sq.m.) approx.

Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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