



Woodview Cottage
Tattershall Road, Woodhall Spa, Lincolnshire LN10 6TP

BELL
ROBERT BELL & COMPANY



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Lincoln – 18 miles

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

Boston – 17 miles

(Distances are approximate)

Pleasantly situated close to the centre of this most sought after Lincolnshire village stands Woodview Cottage, a three bedroom detached home with two reception rooms, conservatory and breakfast kitchen. Externally the property is enhanced by its attractive and surprisingly large rear garden. A range of updating would improve the accommodation and there may be further potential to extend subject to necessary consents. A viewing is highly recommended to fully appreciate the setting and possibilities on offer.

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

Reception Hall having uPVC main entrance door with staircase to the first floor and having radiator, and timber door to:

Sitting Room [14'1" x 12'4" (4.29m x 3.76m)] a dual aspect room with gas fire set to decorative surround, coved ceiling, radiator, TV point, telephone point and uPVC door to:



Conservatory [11'8" x 11' (3.55m x 3.35m)] providing attractive views over the rear garden; having tiled flooring, electric wall mounted heater and patio doors to the rear garden and patio area.

Rear Hall with exposed ceiling timbers, radiator and doorway to:

Breakfast Kitchen [14'6" x 15'2" (4.42m x 4.62m)] overlooking the rear garden; having a range of fitted units comprising stainless steel sink with drainer inset to worksurface over base units, space and plumbing for washing machine. Slot in gas cooker, fitted drawers and wall mounted cupboards, radiator and power points. There is a built-in double door cupboard housing the central heating boiler and hot water cylinder.

Dining Room [12'11" x 12'3" (3.93m x 3.73m)] with front aspect; having gas fire set to decorative surround, feature ceiling timbers, radiator and power points.

Bathroom [8'8" x 8'7" (2.64m x 2.61m)] with a suite comprising, panelled bath, tiled shower cubicle and pedestal wash hand basin. There is a radiator and tiled flooring.

Separate W.C having low level WC, pedestal wash hand basin, radiator and tiled flooring.

Utility Room [8'8" x 4'3"] (2.64m x 1.29m) with side aspect, cloak hooks to one wall and tiled flooring.

First Floor

Landing with rear aspect and having latch doors to:

Bedroom 1 [13'6" x 12'5" (4.11m x 3.78m)] a dual aspect room with radiator and power points.

Bedroom 2 [12'3" x 9'5" (3.73m x 2.87m)] having a dual aspect; radiator and power points.

Bedroom 3 [8'8" x 7'4" (2.64m x 2.23m) extending to 10'7" (3.22m) in part] with front aspect and having radiator and power points.

OUTSIDE

The property is approached over a driveway providing ample parking for several vehicles. The front garden is laid to gravel with mature hedging to front boundary. The large rear garden is predominantly laid to lawn with a wide variety of mature trees and ornamental shrubs to borders.

ENERGY PERFORMANCE 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

Email: woodhallspa@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared January 2021



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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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