



11 Lansdown Way  
Woodhall Spa, Lincoln, Lincolnshire LN10 6BD

£325,000  
NO ONWARD CHAIN

BELL



# 11 Lansdown Way

Woodhall Spa, Lincolnshire LN10 6BD

Lincoln – 18 miles  
Grantham – 32 miles  
Boston – 18 miles

(Distances are approximate)

Pleasantly situated within the ever-popular Viking Park stand this three bedroom detached bungalow. Internally the property is enhanced by en-suite to the main bedroom and kitchen diner with the dining area having a pleasing triple aspect over the rear garden. Outside there is off street parking, garage and south westerly facing rear gardens. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance.

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 into:

## Reception Hall

With built-in airing cupboard, access to roof space, coved ceiling, radiator, power points and door to:

## Lounge 17' 1" x 14' 0" (5.20m x 4.26m)

With bay window to front aspect and having gas coal effect fire set to decorative surround, coved ceiling, two radiators, television point and power points.



#### **Kitchen Diner 20' 0" x 10' 2" (6.09m x 3.10m)**

An appealing south westerly facing room with the dining area having an attractive triple aspect over the rear garden. There is a wide range of fitted units comprising one and a half sink drainer inset to worksurface over base units including integrated fridge and dishwasher. There is a four-ring gas hob over electric oven, wall mounted cupboards above with downlighting and filter hood over the hob. There is coved ceiling, tiled flooring, ceiling spot lights, two radiators, power points and door to:

#### **Utility Room 6' 5" x 6' 3" (1.95m x 1.90m)**

Overlooking the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units and space with plumbing for washing machine. There is coved ceiling, radiator, power points, uPVC door to the rear garden and door to:

#### **Cloakroom**

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

#### **Bedroom 1 13' 0" x 9' 11" (3.96m x 3.02m)**

Overlooking the rear garden and having a range of fitted wardrobes, matching bedside cabinets and overhead storage with down lighting and integrated power points. There is coved ceiling, radiator, further power points and door to **En-Suite** with a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, tiled flooring, radiator and shaver point.

#### **Bedroom 2 12' 1" x 9' 6" (3.68m x 2.89m)**

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

#### **Bedroom 3 10' 8" x 8' 6" (3.25m x 2.59m)**

Overlooking the rear garden and having coved ceiling, radiator and power points.

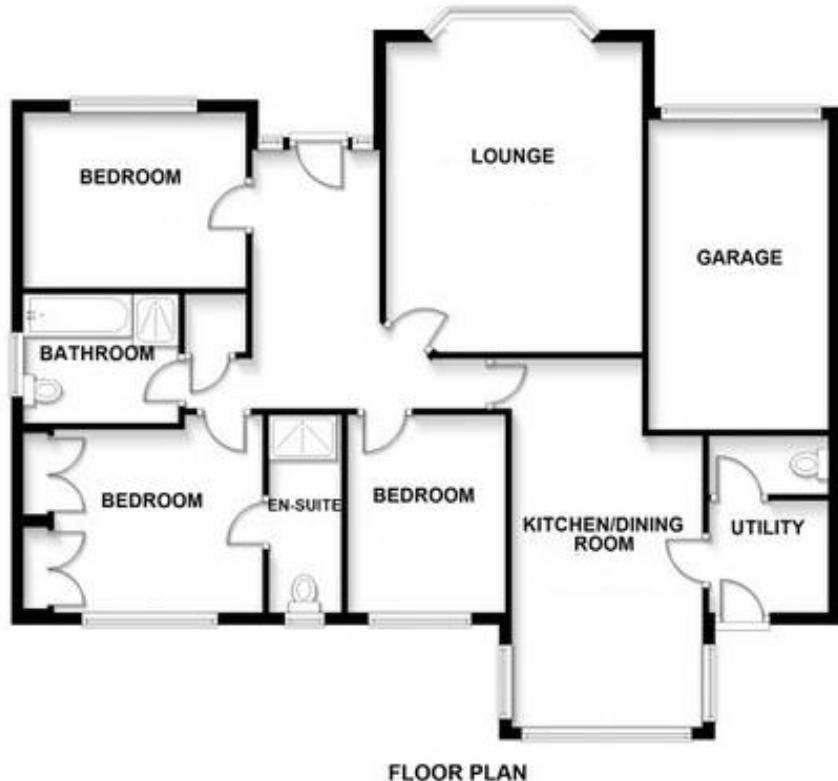
#### **Bathroom**

With a four-piece white suite comprising panelled bath, tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator and shaver point.

#### **Outside**

The property is approached over a driveway providing parking and leads to **Garage**, with up and over door, power, lighting and water softener. The remaining front garden is laid to lawn with hedging to front boundary and decorative shrubs to borders, the enclosed rear garden is mostly laid to lawn with ornamental shrubs to borders and timber garden shed.

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TOTAL AREA: APPROX. 119.2 SQ. METRES (1283.2 SQ. FEET)

**DISCLAIMER**

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**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 = C  
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.

**Viewing:** By arrangement with the agent's Woodhall Spa Office.

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