



27 Albany Road
Woodhall Spa, Lincolnshire LN10 6TS

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BELL
ROBERT BELL & COMPANY



27 Albany Road

Woodhall Spa, Lincolnshire LN10 6TS

Lincoln – 19 miles

Grantham – 31 miles with East Coast rail link to London

Boston - 17 miles

(Distances are approximate)

A two double bedroom detached bungalow pleasantly tucked away, set well back from the minor passing road. Internally the property is enhanced by spacious entrance hall, breakfast kitchen and dual aspect sitting/dining room with patio doors to the garden. Outside there is off street parking, garage and south facing rear gardens offering excellent privacy. The shopping and social 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, 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 leading into:

Entrance Porch

With tiled flooring and timber paneled door into:



Reception Hall

A spacious hallway with coved ceiling, delph shelving, radiator, power points, deep cloaks cupboard and glazed panel double doors to:

Sitting/Dining Room 22' 3" x 15' 8" (6.78m x 4.77m) *narrowing to 11' 6" (3.50m)*

A dual aspect room including patio doors to the south facing rear garden. There are two radiators, coved ceiling, television aerial point, power points and door to:

Breakfast Kitchen 13' 3" x 11' 8" (4.04m x 3.55m)

Overlooking the rear garden and having a range of fitted units comprising porcelain sink drainer inset to worksurface on four sides over base units including space and plumbing for washing machine. There is a four-ring electric hob over electric oven, wall mounted cupboards to one corner. There is tiled flooring, coved ceiling, radiator, power points, door returning to reception hall and glazed panel door to:

Rear Porch

With tiled flooring, worksurface over double base cupboards and UPVC door to rear garden.

Bedroom 1 15' 1" x 9' 2" (4.59m x 2.79m)

A dual aspect room and having built-in double wardrobe, coved ceiling, radiator and power points.

Bedroom 2 13' 7" x 8' 4" (4.14m x 2.54m)

With front aspect and having two fitted wardrobes with central over head storage and bedside cabinet, coved ceiling, radiator and power points.

Bathroom 9' 1" x 6' 9" (2.77m x 2.06m)

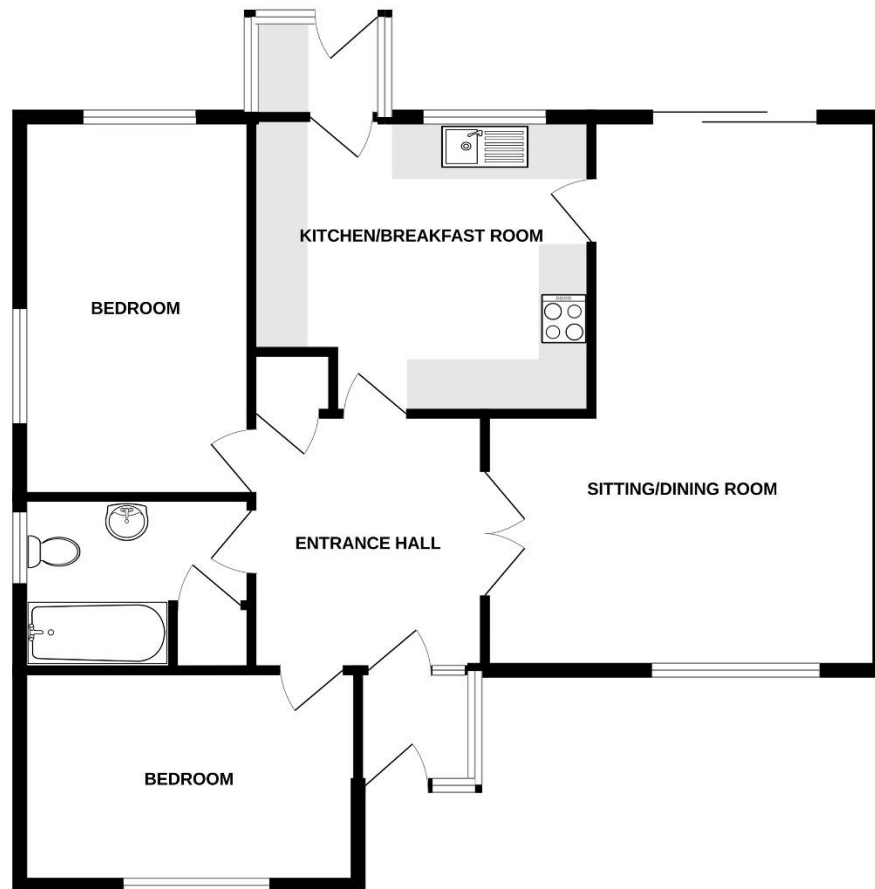
With a suite comprising paneled bath with shower over, wash hand basin over vanity cupboard and low-level WC. There is a built-in airing cupboard, coved ceiling and radiator.

Outside

The property is approached over a block paved shared driveway providing parking and leads to **Garage** with up and over door, power and lighting. To the front is a wide variety of decorative shrubs to borders. The south facing rear garden is laid to lawn with shrubs to borders.



GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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Further Information

All mains services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, Tedder Hall, 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.

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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