



6 Woodbridge Way
Woodhall Spa, Lincoln, Lincolnshire LN10 6BN

£260,000

BELL



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Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

6 Woodbridge Way is an excellently presented, three-bedroom semi-detached property in a popular residential area of Woodhall Spa. Enjoying a south-easterly aspect to the front, the property enjoys sunlight to the secure, child and pet friendly rear garden throughout the afternoon. Accommodation comprises an entrance hallway, cloakroom, front-facing lounge and dining kitchen across the rear; with three bedrooms (two doubles) and a family bathroom to the first floor. Driveway and garage parking are provided.

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.

Reception Hall

With wooden door to front, uPVC double glazed window to side and having radiator, wood effect flooring, wooden door to cloakroom and to:

Lounge 15' 2" x 12' 4" (4.62m x 3.76m)

With uPVC double glazed window to front, wood effect flooring, radiator, wooden door to understairs storage and open doorway to:





Kitchen/Dining Room 15' 8" x 8' 5" (4.77m x 2.56m)

With uPVC double glazed window and French doors to rear and having integrated fridge-freezer; space and connections for under counter washing machine and dryer. There is a 1 1/2 sink and drainer to roll edge worktop, excellent range of storage units to base and wall levels, wood effect flooring, multiple power points and radiator.

Cloakroom

With uPVC double glazed obscure window to front, low-level WC, pedestal sink and wood effect flooring.

First Floor

Gallery Landing

With loft access hatch, wooden doors to bedrooms and bathroom.

Bedroom 3 8' 9" x 6' 8" (2.66m x 2.03m)

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

Bedroom 1 13' 1" x 8' 8" (3.98m x 2.64m)

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

Bedroom 2 8' 8" x 10' 8" (2.64m x 3.25m)

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

Bathroom 6' 6" x 6' 4" (1.98m x 1.93m)

With uPVC double glazed obscure window to front and having low-level WC, pedestal sink with light up mirror over and panel bath with shower over. There are tiles to walls and floor and heated towel rail.

Outside

The property is approached over a driveway, providing ample parking for multiple vehicles, leading to the **Detached Garage 18' 0" x 9' 0" (5.48m x 2.74m)** with up and over door to front.

The front garden is laid to lawn, with a paved path leading to the front door and hedged front boundary. The rear, contained by gate and fencing to ensure a child and pet friendly space, is set with lawned and patio spaces, and mature flower beds throughout.



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 = B
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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