



**Bell Stock**  
Sandy Lane, Woodhall Spa, Lincolnshire LN10 6UR

£550,000

**BELL**  
ROBERT BELL & COMPANY



# Bell Stock

## Sandy Lane, Woodhall Spa LN10 6UR

Lincoln – 19 miles

Grantham – 34 miles (with East Coast rail link to London)

Boston – 19 miles

(Distances are approximate)

An exceptionally well presented three double bedroom detached bungalow pleasantly situated along a single-track country lane. Internally the property is enhanced by three reception rooms, conservatory and en-suite to main bedroom. Outside the property stands to lawned gardens of over half an acre with double garage, timber workshop and views over open countryside. The shopping, social and educational facilities can be found within the most sought-after Lincolnshire village of Woodhall Spa.

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 into:

### Reception Hall

With wood effect flooring, deep walk-in cloaks cupboard and deep walk-in airing cupboard. There are two radiators, power points and door to:



### **Lounge 17' 8" x 12' 9" (5.38m x 3.88m)**

A dual aspect room with electric coal effect fire set to decorative surround. There is coved ceiling, wood effect flooring, radiator, power points and glazed panel double doors to:

### **Sun Room 10' 9" x 6' 6" (3.27m x 1.98m)**

A triple aspect room including UPVC patio doors to garden. There is wood effect flooring, coving, radiator and power points.

### **Kitchen 13' 5" x 12' 1" (4.09m x 3.68m)**

With rear aspect and having a stylish range of fitted units comprising one and a half stainless steel sink drainer inset to ample worksurface over base units including integral dishwasher. There is a four ring electric hob over electric oven, wall mounted cupboards above with downlighting and filter hood over the hob. There is a slot-in American style fridge freezer plus further storage to side. There is tiled flooring, coved ceiling, ceiling spot lights, power points, UPVC door to conservatory and glazed panel door to:

### **Dining Room 13' 4" x 12' 5" (4.06m x 3.78m)**

A dual aspect room including views over the rear garden and having coved ceiling, radiator and power points.

### **Conservatory 12' 2" x 11' 3" (3.71m x 3.43m)**

With pleasing views over the attractive rear garden and having wood effect flooring, power points and UPVC double doors to garden.

### **Bedroom 1 11' 5" x 10' 11" (3.48m x 3.32m)**

With views over the rear garden and having full height triple wardrobe, wood effect flooring, radiator, power points and door to **En-Suite** with a stylish suite comprising tiled shower cubicle, wash hand basin over vanity unit and a low-level WC. There is tiled flooring, coving, ceiling spot lights and a heated towel rail.

### **Bedroom 2 13' 4" x 12' 7" (4.06m x 3.83m)**

With views over the front towards open countryside. There is coved ceiling, radiator and power points.

### **Bedroom 3 13' 5" x 9' 6" (4.09m x 2.89m)**

Overlooking the rear garden, currently used as a home office and having wood effect flooring, radiator and power points.





#### **Bathroom 8' 5" x 6' 9" (2.56m x 2.06m)**

With a white suite comprising panelled bath with side taps, wash hand basin over vanity unit and a low-level WC. There is tiled flooring, ceiling spot lights, coving and a heated towel rail.

#### **Outside**

The property is approached over a gravelled driveway providing ample parking for many vehicles, turning area and leads to **Double Garage 16' 5" x 17' 7" (5.00m x 5.36m)** with electric up and over door, power, lighting and service door to rear. The remaining front garden is laid to lawn. The rear garden is predominantly laid to lawn with a wide variety of decorative shrubs to borders. There is a paved patio off the conservatory and further feature seating area providing many appealing spots to enjoy this lovely garden. There is a **Timber Workshop 13' 9" x 11' 6" (4.19m x 3.50m)** with power and lighting.

#### **Further Information**

Mains water and electricity with drainage to a private recently installed bio system. Oil fired central heating.

**Local Authority:** East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111  
**DISTRICT COUNCIL TAX BAND = E**  
**EPC Rating = E**

**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.

**THESE PARTICULARS WERE PREPARED SEPTEMBER 2023**

Property Reference WO0001 6229





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