



9 Lansdown Way

Woodhall Spa, Lincolnshire LN10 6BD

£450,000

BELL

ROBERT BELL & COMPANY





# 9 Lansdown Way

## Woodhall Spa Lincolnshire LN10 6BD

Lincoln – 21 miles

Grantham – 33.5 miles (with East Coast rail link to London)

Boston – 19 miles

(Distances are approximate)

An exceptionally well presented four bedroom detached house plus separate first floor home office, pleasantly situated in a small and quiet cul de sac position within this popular Viking Park residential area. Internally this home has been thoughtfully extended to provide most appealing accommodation including living kitchen, two reception rooms and ground floor shower room. Externally the property is further enhanced by its south westerly facing private gardens, garage and parking. 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, 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:

### Reception Hall

With balustrade staircase to the first floor and having useful storage below. There is wood effect flooring, coving, radiator, power points and door to:





### **Sitting Room 15' 5" x 11' 10" (4.70m x 3.60m)**

With bay window to front garden and having electric coal effect fire set to decorative surround. There is coved ceiling, television point, radiator and power points.

### **Dining Room 12' 3" x 9' 4" (3.73m x 2.84m)**

With bi-fold patio doors to the rear garden and having television point, radiator and power points.

### **Living Kitchen 22' 8" x 12' 8" (6.90m x 3.86m) narrowing to 10' 4"**

A superb dual aspect room including patio doors to the rear garden.

### **Kitchen Area 12' 8" x 9' 9" (3.86m x 2.97m)**

With a stylish range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is a four-ring gas hob over an electric oven, wall mounted cupboards above with filter hood over the hob. There is a breakfast bar, tiled flooring, coved ceiling, radiator and door to utility room. The kitchen area extends to:

### **Living Area 12' 0" x 10' 4" (3.65m x 3.15m)**

Providing dual aspect views over the south westerly facing rear gardens through patio doors and windows. There is coved ceiling, tiled flooring, radiator and power points.

### **Utility Room**

With stainless steel sink drainer inset to worksurface over base units and space for freezer with plumbing for washing machine. There is a door to the rear lobby and door to:

### **Ground Floor Shower Room 11' 7" x 6' 0" (3.53m x 1.83m)**

A thoughtful addition having atrium roof and a stylish suite comprising large shower cubicle, pedestal wash hand basin and a low-level WC. There is wood effect flooring, heated towel rail and shaver point.

### **Rear Lobby**

With a UPVC door to the side of the property.

### **First Floor**

#### **Landing**

With a built-in airing cupboard and having radiator, power points and door to:







#### **Bedroom 1 10' 9" x 11' 10" (3.27m x 3.60m)**

With a front aspect and having coved ceiling, radiator, power points and door to **En-Suite** with a suite consisting shower cubicle, wash hand basin over vanity unit and a low-level WC. There is wood effect flooring, heated towel rail and shaver point.

#### **Bedroom 2 12' 10" x 9' 1" (3.91m x 2.77m)**

With front aspect and having radiator, coving and power points.

#### **Bedroom 3 9' 6" x 8' 9" (2.89m x 2.66m)**

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

#### **Bedroom 4 12' 0" x 8' 10" (3.65m x 2.69m) max of an L-shape room**

Overlooking the rear garden and having radiator and power points.

#### **Home Office 8' 0" x 6' 6" (2.44m x 1.98m)**

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

#### **Bathroom 9' 1" x 7' 0" (2.77m x 2.13m)**

With a stylish suite comprising free standing bath, separate shower cubicle, pedestal wash hand basin and a low-level WC. There is wood effect flooring, heated towel rail and shaver point.

#### **Outside**

The property is approached over a driveway providing off street parking and leads to **Garage**, with up and over door, power and lighting. The remaining front garden is laid to lawn with decorative shrubs to borders. The enclosed south westerly rear garden is predominantly laid to lawn with a wide variety of ornamental shrubs to borders. There is a patio area off the dining room and kitchen providing a superb position to enjoy the beautifully landscaped gardens. There is outside lighting, power points and water tap.

#### **Further Information**

All main 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 = E

EPC Rating = C

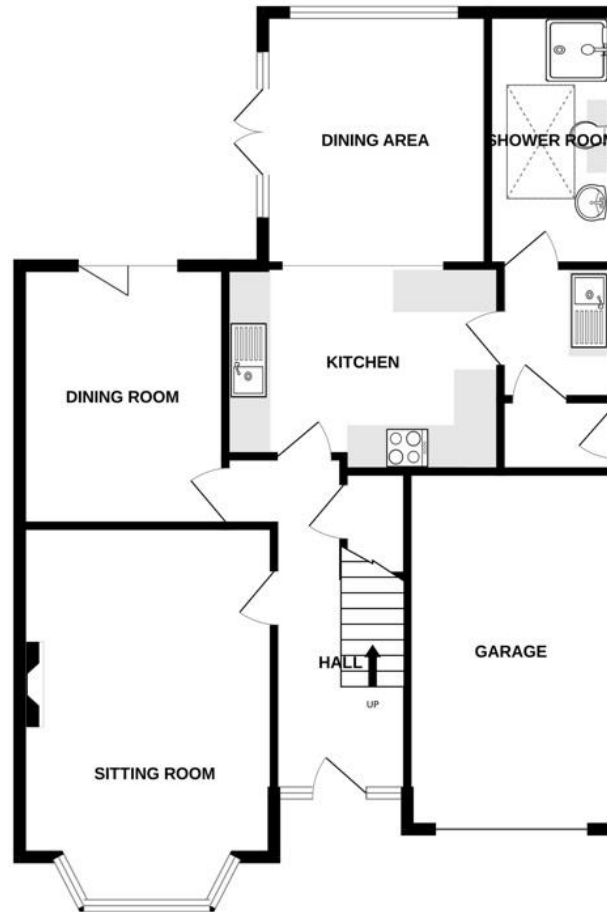




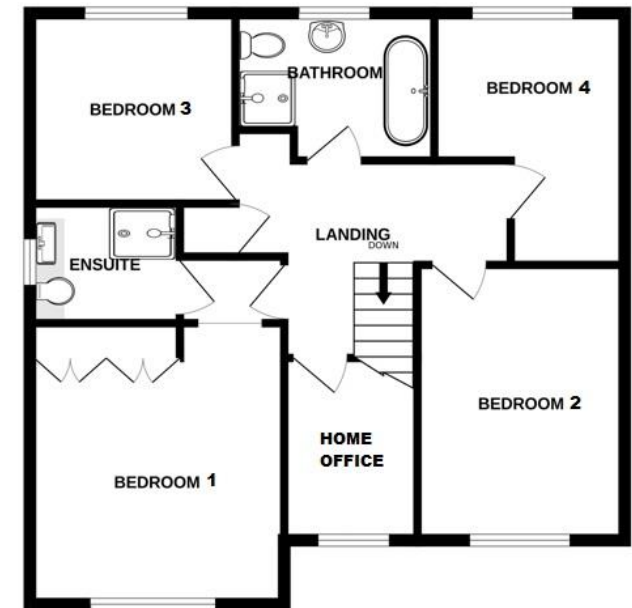




GROUND FLOOR  
940 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR  
717 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.0 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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**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.