



40 King Edward Road  
Woodhall Spa, Lincolnshire LN10 6RL

£169,500  
NO ONWARD CHAIN

**BELL**  
ROBERT BELL & COMPANY



# 40 King Edward Road

## Woodhall Spa, Lincolnshire LN10 6RL

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 17 miles

(Distances are approximate)

A bay fronted two bedroom townhouse providing three reception rooms including garden room. The property is within easy walking distance from the many shopping, social and educational facilities this most sought after Lincolnshire village provides. The property requires some uplifting, however a viewing is highly recommended to appreciate the potential on offer.

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 to:

### Entrance Lobby

Having staircase to the first floor with the dining room to the right and lounge to the left.





### **Lounge 11' 10 x 12' 9 (3.61m x 3.89m)**

With bay window to front aspect and having molded cornices, dado rail, radiator and power points.

### **Dining Room 12' 0 x 12' 0 (3.66m x 3.66m)**

With rear aspect and having coving, radiator, power points, door to kitchen and door to:

### **Cloakroom**

With a low-level WC and corner wash hand basin.

### **Kitchen 11' 9 x 6' 11 (3.58m x 2.11m)**

With side aspect and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for dishwasher. To opposite wall is further fitted worksurface, four ring electric hob over electric oven, wall mounted cupboards above and filter hood over the hob. There are power points and archway to:

### **Garden Room 12' 1 x 6' 10 (3.68m x 2.08m)**

A dual aspect room including patio doors to the rear. There is radiator and power points.

## **First Floor**

### **Landing**

With access to large roof space and door to:

### **Bedroom 1 15' 5 x 11' 0 (4.70m x 3.35m inclusive of wardrobe space)**

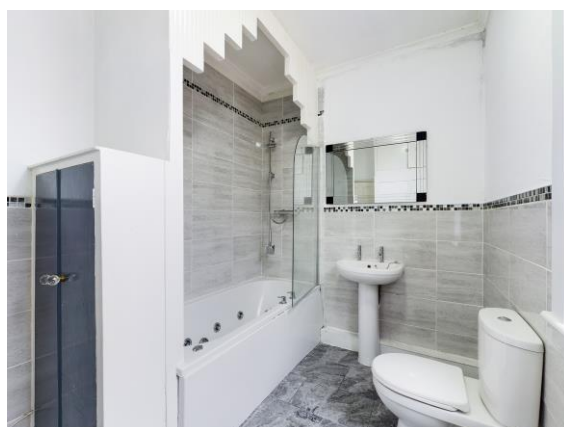
With front aspect and having fitted wardrobe, set of drawers and vanity unit. There is a radiator and power points.

### **Bedroom 2 12' 1 x 8' 8 (3.68m x 2.64m)**

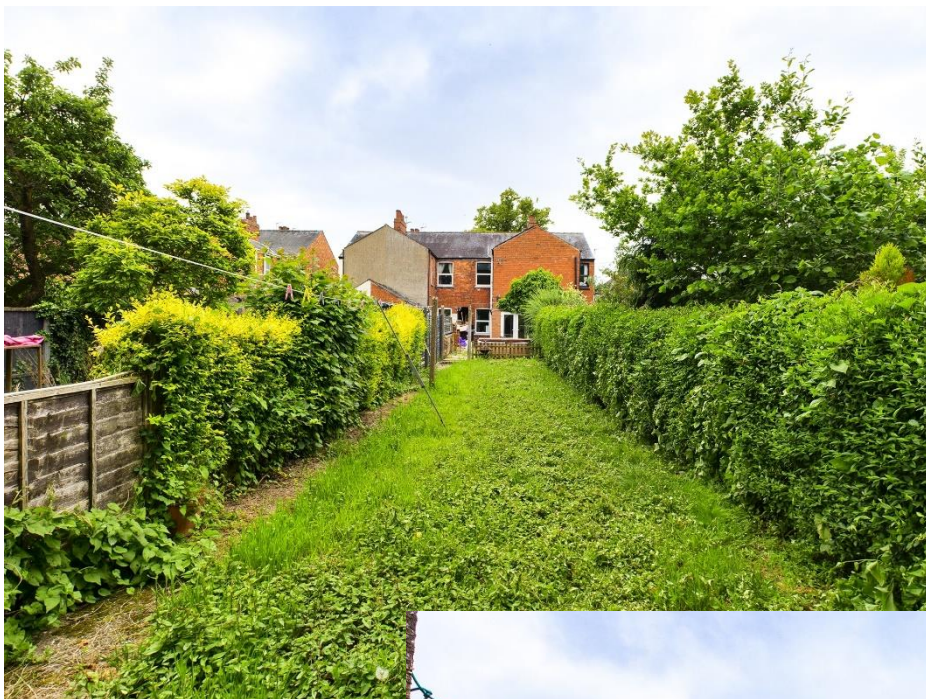
With rear aspect and having radiator and power points.

### **Bathroom 11' 4 x 6' 11 (3.45m x 2.11m inc. airing cupboard)**

With a suite comprising panelled whirlpool bath with shower over, pedestal wash hand basin and a low-level WC. There is a built-in airing cupboard housing the central heating boiler, underfloor heating and linen cupboard to side.







### Outside

The property is approached over a shared passageway leading to main entrance door and onto the rear. The rear garden has paved patio area, 'Jacuzzi' hot tub and the remaining garden laid to grass with timber garden shed to far end.

### Further Information

**Solar Panels:** We are informed by our client that the solar panels generate an income of approx. £60 per month

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

**Local Authority:** East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = A

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.

**THESE PARTICULARS WERE PREPARED JUNE 2023**

Property Reference: WO0001 1779

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