



17 Bennetts Mill Close  
Woodhall Spa, Lincoln, Lincolnshire LN10 6NA

£165,000  
NO ONWARD CHAIN

**BELL**



# 17 Bennetts Mill Close

Woodhall Spa, Lincolnshire LN10 6NA

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)



A stylish two double bedroom ground floor apartment situated a very short walk from the center of this most sought after of Lincolnshire villages with its wide range of social and entertainment facilities. Internally this thoughtfully designed home provides triple aspect living kitchen and well-appointed bathroom. Outside there is covered patio area and parking. The property could be sold fully furnished subject to negotiation. LEASEHOLD.

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

Entered into the front, through communal hallway and into a wooden door through into:

## Reception Hall

With intercom telephone to wall and wooden effect flooring. There are wooden double doors to storage cupboard housing space and connections for washing machine and the water cylinder. Wooden doors to accommodation including:



### **Living/Dining/Kitchen 17' 10" x 9' 7" (5.43m x 2.92m)**

With wooden double-glazed windows to front and side, spot lights to ceiling and central light over living room space. There is a sink and drainer set to roll edge worktop surface, good range of storage units to base and wall levels, Lamona oven, four ring hob beneath extractor canopy and integrated fridge and freezer. There is wooden effect flooring, wall mounted electric heater, multiple power points, television point and uPVC double glazed patio door to covered front seating space.

### **Front Bedroom 10' 6" x 8' 2" (3.20m x 2.49m)**

With wooden double-glazed window to front, electric heater to wall, multiple power points, television point and wooden effect flooring.

### **Bathroom 6' 4" x 5' 8" (1.93m x 1.73m)**

With low-level WC, hand wash basin, bath with shower over, heated towel rail, fan, tiles to walls and wood effect flooring.

### **Rear Bedroom 12' 2" x 9' 9" (3.71m x 2.97m)**

With wooden double-glazed window to rear, electric heater to wall, multiple power points, tv point and wooden effect flooring.

### **Outside**

The property enjoys a small paved patio, covered and accessed from the living room. The front is laid to slate chips surrounding the brick paved parking space allocated to no. 17. Further visitor parking is available elsewhere on the development on a first come first serve basis.

**East Lindsey District Council – Tax band: A**

**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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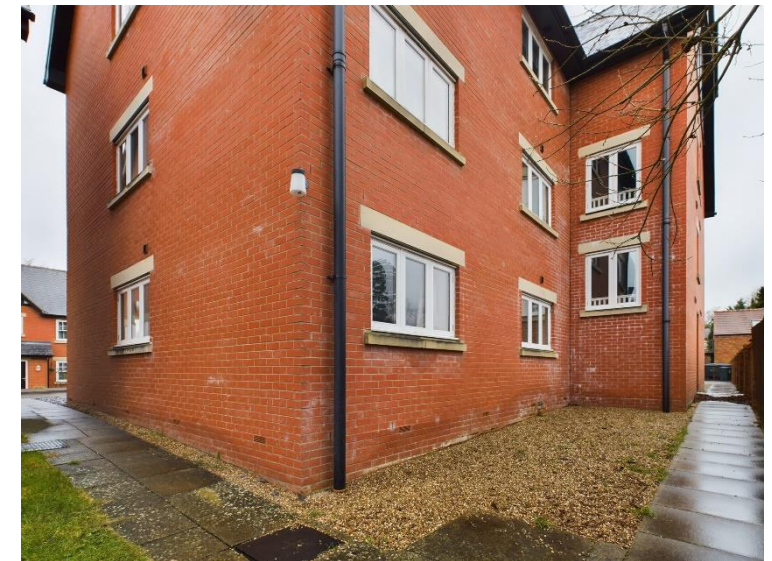
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## Ground Floor



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