



5 Maple Avenue
Woodhall Spa, Lincolnshire LN10 6QQ

£415,000

BELL
ROBERT BELL & COMPANY



5 Maple Avenue

Woodhall Spa Lincolnshire LN10 6QQ

Lincoln – 19 miles

Grantham – 32 miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)

Overlooking the delightful 'Jubilee Park', one of the many attractions this most sought after of Lincolnshire villages provides. The property has recently undergone an extensive range of upgrading and reconfiguring to provide dual aspect lounge, stylish kitchen diner and up to three bedrooms, one being on the ground floor providing the option for a home office. Outside the property there is ample parking for many vehicles, garage and attractively landscaped rear gardens. Jubilee Park has many facilities including outdoor swimming pool, gym, tennis courts, bowling green, children's playground, croquet and café. The village centre with its wide range of shopping and social facilities 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 entrance door into:



Reception Hall

With staircase to the first floor and having built-in storage below. There are coved ceilings, radiator, power points and doors to accommodation including:

Cloakroom

With a low-level WC, corner wash hand basin over vanity cupboard and tiled flooring.

Lounge 18' 3" x 12' 0" (5.56m x 3.65m)

A superb dual aspect room with views over the front garden towards Jubilee Park and patio doors to the rear garden. There is an electric coal effect fire set to decorative surround, coved ceiling, radiator and power points.

Kitchen Diner 18' 3" x 11' 10" (5.56m x 3.60m)

Overlooking the rear garden and having an extensive range of stylish fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a range double oven with five ring gas hob wall mounted cupboards above and filter hood over the hob. There is a radiator, coving, wood effect flooring, ample power points and UPVC door to the covered side passage.

Home Office/Ground Floor Bedroom 9' 8" x 8' 2" (2.94m x 2.49m)

With pleasing views over the front garden towards the park and having coved ceiling, radiator and power points.

First Floor

Landing

With rear aspect and having doors to:

Bedroom 1 12' 8" x 12' 0" (3.86m x 3.65m)

With southerly views towards Jubilee Park this double bedroom has two built-in double wardrobes, wood effect flooring, radiator and power points.



Bedroom 2 10' 11" x 8' 2" (3.32m x 2.49m)

A south facing double room with two built-in double wardrobes, wood effect flooring, radiator and power points.

Shower Room

With a stylish suite comprising large shower cubicle, wash hand basin over vanity storage and a low-level WC. There is wood effect flooring and heated towel rail.

Outside

The property is approached over a driveway providing parking and leads to **Garage 18' 2" x 8' 7" (5.53m x 2.61m)** with electric up and over door, power, lighting and service door to covered passage, from here there are gates to front and rear of the property and door into the property. The remaining front garden is laid to lawn with gravelled borders and decorative shrubs. The enclosed rear garden is predominantly laid to lawn, partially covered paved patio and an extensive variety of ornamental shrubs to borders.

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 = D

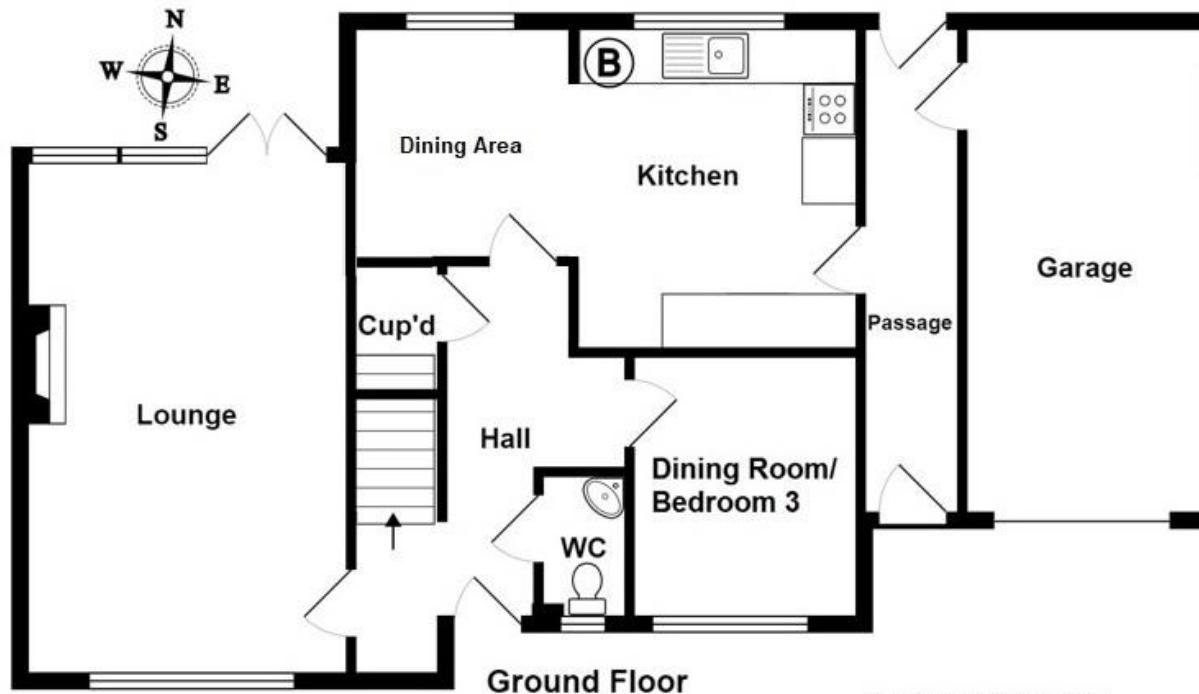
EPC Rating = D

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.



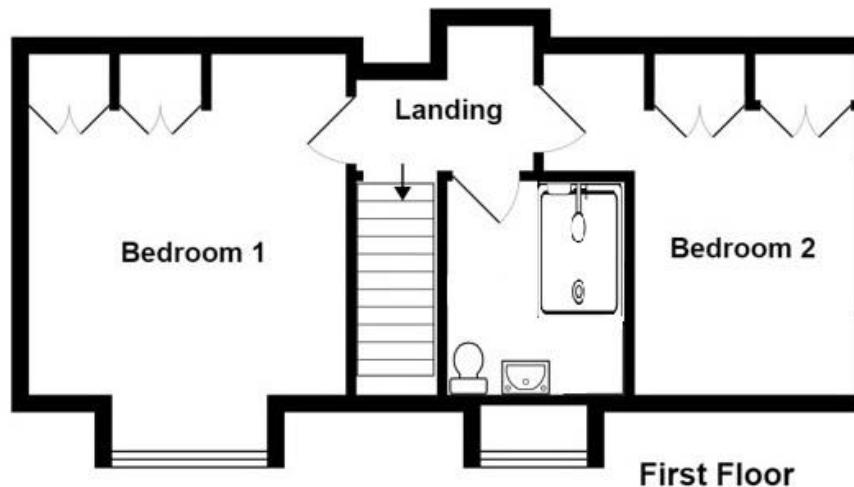




Ground Floor

IMPORTANT NOTICE

Links2Lincs floor plans are for guide use only and should not be relied upon for decision making information or dimensions and layout accuracy.



First Floor

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