



26 Wentworth Way
Woodhall Spa, Lincolnshire LN10 6PG

£435,000

BELL
ROBERT BELL & COMPANY



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Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 18 miles

(Distances are approximate)

A three double bedroom detached bungalow pleasantly situated within this popular residential area. Internally the property is enhanced by two reception rooms, large conservatory, stylish kitchen and en-suite to main bedroom. Externally there is off street parking, integral garage and south facing rear gardens. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within reasonable walking distance.



Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Cinema 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 two built-in full height double wardrobes, coved ceiling, radiator, power points, door to inner hallway and door to:



Dining Room **14' 4" x 10' 6" (4.37m x 3.20m)**

With front aspect and having coved ceiling, radiator, power points and door to:

Kitchen **12' 10" x 9' 1" (3.91m x 2.77m)**

Overlooking the rear garden and having a stylish range of fitted units comprising one and a half sink drainer with central Franke 4 in 1 boiling water tap inset to worksurface over base units including corner carousel storage cupboards. There is a 'Neff' four ring electric hob, 'Neff' electric double oven, retractable larder cupboard and drawers, wall mounted cupboards above and filter hood over the hob. There are coved ceilings, radiator, power points and leading to:

Utility Room **9' 4" x 7' 11" (2.84m x 2.41m)**

With side aspect and having stainless steel sink drainer unit inset to worksurface over base units and space with plumbing for washing machine. There are coved ceilings, tiled flooring, radiator power points, UPVC door to the rear garden and service door to the integral garage.

Lounge **16' 0" x 12' 9" (4.87m x 3.88m)**

With rear aspect and having electric coal effect fire set to decorative surround, coved ceiling, picture rails, two radiators, power points, television point and sliding patio door to:

Conservatory **15' 6" x 10' 10" (4.72m x 3.30m)**

With pleasing south facing views over the rear garden and having tiled flooring, radiator, power points and patio doors to the garden.



Inner Lobby

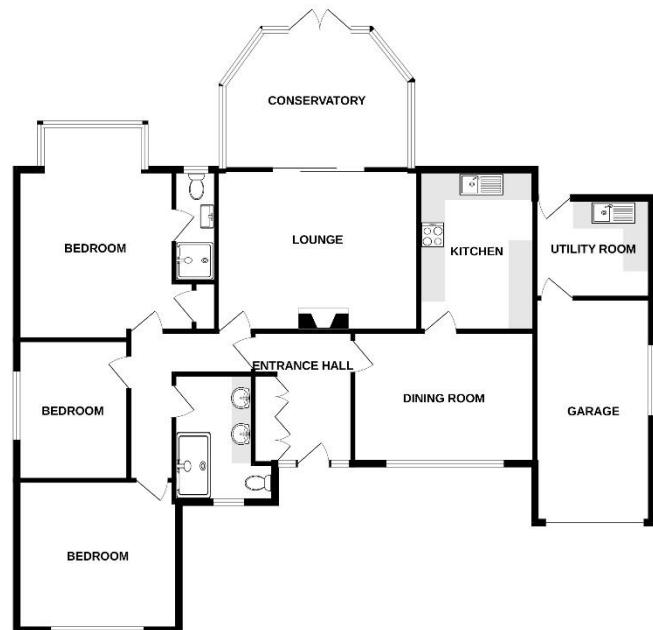
With coved ceiling, radiator, power points, access to roof and door to:

Bedroom 1 **12' 10" x 12' 9" (3.91m x 3.88m) extending to 16' 6" (5.03m) into bay window**

With a deep bay window overlooking the rear garden and having coved ceiling, radiator, power points and door to **En-Suite** with a suite comprising shower cubicle, mirror with shaver point above the wash hand basin over vanity cupboard and a low-level WC. There is coved ceiling and radiator.



GROUND FLOOR
1568 sq.ft. (145.6 sq.m.) approx.



TOTAL FLOOR AREA: 1568 sq. ft. (145.6 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, rooms and rooms and any other dimensions or descriptions and/or responsibilities is based on any information or plans available to the vendor. It is the responsibility of the purchaser to make his own independent investigation prior to purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Bedroom 2 12' 10" x 12' 0" (3.91m x 3.65m)

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

Bedroom 3 11' 10" x 9' 0" (3.60m x 2.74m)

With a side aspect, currently used as a home office with coved ceiling and power points.

Shower Room 10' 0" x 6' 4" (3.05m x 1.93m)

With large shower cubicle, twin glass wash hand basins set over double vanity cupboard. There is a low-level WC, coved ceiling, wood effect flooring and radiator.

Outside

The property is approached over a 'Rubbermac' driveway proving parking and leads to **Integral Garage 17' 9" x 9' 5" (5.41m x 2.87m)** with electric roller door, power points, strip lighting and service door into the property. The remaining front garden is laid to lawn with a variety of decorative shrubs to borders and beech hedging to front boundary. The enclosed south facing rear garden is mostly laid to lawn with ornamental shrubs to boarders and timber garden shed.

Further Information

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

Local Authority: East Lindsey District Council, Tedder Hall, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = E

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.

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.

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