



Old Barn Lodge

Green Lane, Woodhall Spa, Lincolnshire LN10 6QY

£595,000

BELL
ROBERT BELL & COMPANY



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Green Lane, Woodhall Spa

Lincolnshire LN10 6QY

Lincoln – 20 miles

Grantham – 31 miles with East Coast rail link to London

Boston - 18 miles

(Distances are approximate)

An appealing four double bedroom detached family home pleasantly situated to the fringe of this most sought-after Lincolnshire village. Internally the property is enhanced by three reception rooms, conservatory and breakfast kitchen. Outside the property has ample parking for several vehicles, integral double garage and large rear garden providing far reaching rural views, an ideal spot to enjoy the famous Lincolnshire sunsets.

The shopping, social and educational facilities are within reasonable walking distance as well as many countryside walks close by including the picturesque cycle path along the edge of the River Witham to Lincoln. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.



ACCOMMODATION

Storm Porch with a uPVC entrance door into:

Reception Hall with balustrade staircase to the first-floor gallery landing, feature open brickwork, coved ceiling, wood effect flooring, radiator, power points and door to:

Cloakroom with a low-level WC wash hand basin, coved ceiling and radiator.



Lounge [23'9" x 13' (7.23m x 3.96m)] a dual aspect room including views over the rear garden and having a gas coal effect fire set to cast iron surround, timber mantel and glazed pattern tiled hearth. There is coved ceiling, TV point, radiator, power points and glazed panel door to:

Dining Room [13'1" x 10'7" (3.98m x 3.22m)] with rear aspect and having radiator, power points, door returning to the reception hall and uPVC double doors to:

Conservatory [10'9" x 9'1" (3.27m x 2.77m)] providing views over the rear garden and open countryside beyond and having electric heater, power points and double doors to garden.

Home Office [11'6" x 10'1" (3.50m x 3.07m)] with front aspect and having, coved ceiling, radiator and power points.

Breakfast Kitchen [18'10" x 10'10" (5.74m x 3.30m)] a dual aspect room including views over the rear garden and having a range of fitted units comprising stainless steel sink unit inset to work surface over base units including integral dishwasher and fridge and freezer. There is a four-ring gas hob with filter hood over, electric double oven and wall mounted cupboards above, coved ceiling, feature open brickwork, radiator, power points and door to:



Utility Room [12'10" x 6' (3.91m x 1.83m)] with a rear aspect and having fitted units comprising stainless steel sink with drainer inset to work surface over base units and space with plumbing for washing machine. There are wall mounted cupboards above and larder cupboard to one end, coved ceiling, radiator, power points, service door to garage and uPVC door to the rear garden.

First Floor

Gallery Landing overlooking the reception hall and having, built-in airing cupboard, coved ceiling, radiator, access to roof space, power points and doors to:



Bedroom 1 [14'4" x 13'2" (4.37m x 4.01m)] with front aspect and having two built-in double wardrobes, coved ceiling, radiator, TV point, power points and door to:

En-Suite with a white suite comprising tiled shower cubicle, pedestal wash hand basin and low-level WC.

Bedroom 2 [11'3" x 10'11" (3.43m x 3.32m)] overlooking the rear garden and having built-in double wardrobe, coved ceiling, radiator and power points.

Bedroom 3 [10'2" x 9'9" (3.10m x 2.97m)] with front aspect and having built-in double wardrobe, radiator and power points.

Bedroom 4 [10'7" x 9'11" (3.22m x 3.02m)] overlooking the rear garden and having coved ceiling, radiator and power points.

Bathroom [13'1" x 6'10" (2.98m x 2.08m)] with clear glass window providing far reaching views over open countryside and having a white suite comprising panel bath with shower over, pedestal wash hand basin and a low-level WC, radiator, coved ceiling and extractor fan.



OUTSIDE

The property is approached over a gravel driveway providing ample parking for several vehicles, turning area and access to **Integral Double Garage** [18'5" x 18' (5.61m x 5.48m)] with two up and over doors, power, strip lighting door to the side and service door into the property. The remaining front garden is laid to lawn with a variety of decorative shrubs to borders.

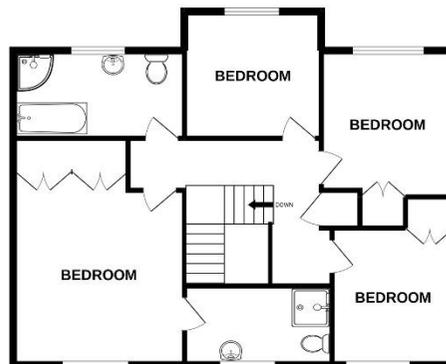
The enclosed rear garden is mostly laid to lawn with a variety of shrubs to borders. There is a patio area, timber garden shed, timber summerhouse and green house.



GROUND FLOOR



1ST FLOOR



ENERGY PERFORMANCE RATING: tbc

East Lindsey District Council – Tax band: E

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, 19 Station Road, Woodhall Spa. LN10 6QL

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