



**14 Woodland Drive**  
Woodhall Spa, Lincoln, Lincolnshire LN10 6YF

**£415,000**

**BELL**



## 14 Woodland Drive

Woodhall Spa, Lincolnshire LN10 6YF

Lincoln – 19 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

An excellent location in the tree-lined avenues of ever-popular Woodhall Spa, 14 Woodland Drive is a spacious three-bedroom bungalow with generous south-facing lounge, looking across the rear garden. Alongside kitchen, with a wealth of storage space, bathroom and three bedrooms, the bungalow boasts a single garage with convenient internal access. Front and rear gardens are laid to lawn, the latter also enjoyed paved patio seating and a summerhouse.

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 Porch

With uPVC double glazed windows to front and side and door to side. There is tiled flooring and wooden glazed door to:

#### Dining Hallway 9' 11" x 16' 3" (3.04m x 4.95m)

With uPVC double glazed window to front and having radiator, multiple power points and wooden windowed doors to side hallway, kitchen and to:



**Living Room 13' 1" x 18' 0" (4.01m x 5.50m)**

With uPVC double glazed sliding doors to rear and window to side. There is a gas fire, tiled flooring, multiple power points, television point and radiator.

**Kitchen 8' 4" x 17' 8" (2.55m x 5.40m)**

With uPVC double glazed window to front, plus over-counter spot lights. There is an excellent range of storage units to base and wall levels, plus bank of storage to rear wall. There is a 1 1/2 sink and drainer to roll edge worktop surface, space and connections for under counter appliances, Blomberg oven and grill and hob beneath extractor canopy. Having a radiator, multiple power points, tile effect flooring and wooden door to garage.

**Side Hallway**

With wooden door to storage space, wooden doors to bedrooms and bathroom.

**Bedroom 2 12' 10" x 13' 3" (3.92m x 4.06m)**

With uPVC double glazed bow window to front and lights to ceiling and wall. There is built-in bedroom furniture, radiator and multiple power points.

**Bathroom 9' 3" x 5' 9" (2.83m x 1.78m)**

With uPVC double glazed obscure window to side and having a suite comprising panelled bath with shower over, wash hand basin over vanity unit and low level-WC. There is a radiator and tiles to walls.

**Bedroom 1 9' 4" x 14' 0" (2.85m x 4.27m)**

With uPVC double glazed window to rear, radiator, multiple power points and wooden door to:

**En-Suite Shower Room 9' 3" x 4' 4" (2.83m x 1.32m)**

With uPVC double glazed obscure window to side and having low-level WC, hand wash basin set to vanity unit and shower cubicle with tiled surround. There are tiles to walls and floor and heated towel rail.

**Bedroom 3 8' 9" x 11' 11" (2.68m x 3.65m)**

With uPVC double glazed window to rear and having radiator, multiple power points and wooden doors to built-in storage space.





### Outside

The property is approached to the front over a rubberised tarmac driveway with parking and turnaround space, standing beside a front lawn.

### Garage

With electric up and over door and uPVC double glazed obscure window to side. There is a light to ceiling, loft access hatch and multiple power points. There is space and connections for fridge-freezer, washing machine and dryer, tile effect flooring to utility space, wall mounted Baxi boiler and wooden door to kitchen.

The rear garden is predominantly laid to lawn with an attractive range of mature flower beds and shrubs throughout. With a paved patio leading for the rear, the garden is further enhanced by a timber framed summerhouse, looking back across the lawn from the rear, and a brick edged flower bed to the rear.

### 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 = 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.

**VIEWING:** By arrangement with the agent's Woodhall Spa Office.

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Approximate total area<sup>(1)</sup>

1336.65 ft<sup>2</sup>  
124.18 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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