



20 Skylark Avenue
Woodhall Spa, Lincoln, Lincolnshire LN10 6AS

£445,000

BELL



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Lincoln – 19 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 16 miles

(Distances are approximate)

20 Skylark Avenue is a modern, four-bedroom family home; enjoying a no-through road position with large double garage, driveway parking and secure rear garden. Laid out with a generous lounge, conservatory and a versatile dining kitchen with snug space to the ground floor; the property continues with cloakroom to the ground floor, family bathroom to the first and an ensuite shower room to the main bedroom. Photovoltaic (solar) panels contribute to the energy efficient credentials of this modern home.

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.

Reception Hall

With composite double glazed obscured door with window alongside to front, radiator and multiple power points. There is carpeted stairs to first floor and wooden doors to lounge, cloakroom and dining kitchen.

Lounge 16' 10" x 10' 4" (5.13m x 3.15m)

Having uPVC double glazed window to front and French doors to conservatory to rear. There is a radiator, multiple power points and wooden door to under stairs storage.





Cloakroom

With low-level WC, pedestal sink, radiator and wood effect flooring.

Dining Kitchen 13' 5" x 9' 2" (4.09m x 2.79m) & 16' 9" x 9' 10" (5.10m x 2.99m)

Having uPVC double glazed windows to front and rear and having an excellent modern kitchen with a range of storage units to base and wall levels. There is a 1 1/2 sink and drainer to roll edge worktop, integrated appliances plus space and connections for washing machine and Amica hob, CDA oven and grill. There is tiled flooring to kitchen, wood effect flooring to front, multiple power points, radiators and wooden doors to under stairs storage space, lounge and conservatory.

Conservatory 9' 6" x 9' 0" (2.89m x 2.74m)

Having skylight to ceiling, French doors to rear, tiled flooring and electric heater.

First Floor

Gallery Landing

Having uPVC double glazed window to rear, loft access hatch, radiator and wooden door to a storage space.

Main Bedroom 10' 10" x 14' 11" (3.30m x 4.54m) plus storage

With uPVC double glazed windows to front and having built-in wardrobe storage space, radiator, multiple power points and wooden door to en suite.

En-Suite Shower Room

With uPVC double glazed obscured window to side and having low-level WC, hand wash basin and tiled shower cubicle with monsoon and regular heads over. There is a radiator and wood effect flooring.

Bedroom 3 8' 8" x 10' 0" (2.64m x 3.05m)

Having uPVC double glazed window to rear, radiator and multiple power points.

Bathroom 7' 9" x 6' 4" (2.36m x 1.93m) max

With uPVC double glazed obscured window to rear. Low-level WC, hand wash basin, bath with tiled surround. Heated towel rail, wood effect flooring.





Bedroom 4 7' 6" x 7' 2" (2.28m x 2.18m)

Having uPVC double glazed window to rear, radiator, multiple power points.

Bedroom 2 10' 6" x 8' 7" (3.20m x 2.61m)

With uPVC double glazed window to front, radiator and multiple power points.

Outside

The property is approached over a wide, tarmac driveway leading to **Double Garage**; with paved path leading to the front door alongside mature flower beds and a lawn. The rear, contained by fencing and a personnel gate to ensure a child and pet friendly space, is lawned with a large, paved seating area, barbecue space and further, covered seating area.

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 = B

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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