



Monkswood

26 Arnhem Way, Woodhall Spa, Lincoln, Lincolnshire LN10 6TJ

£650,000

NO ONWARD CHAIN

BELL
ROBERT BELL & COMPANY



Monkswood

26 Arnhem Way, Woodhall Spa LN10 6TJ

Lincoln – 19 miles

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

Boston – 17 miles

(Distances are approximate)

Discreetly set back and situated within a prime position of this most sought-after Lincolnshire village stands 'Monkswood', a four bedroom detached family home set to superb grounds. Internally the property is enhanced by a wide range of accommodation including three reception rooms plus garden room and a snooker/recreation room. Externally the mature gardens offer excellent privacy to the south and east side and the front garden is attractively landscaped with parking for several vehicles and integral double garage. The centre of the village with its excellent range of shopping and social facilities is a pleasant short walk away. **A viewing is highly recommended to fully appreciate the setting on offer.**

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 to the property inset to storm porch is gained through a glazed panel door leading to:

Entrance Hall

With balustrade staircase to first floor galleried landing with storage cupboard below and having coved ceiling, power points, telephone point and doors to accommodation including:





Cloakroom

Being fully wall tiled and having low level WC, pedestal wash hand basin and coved ceiling.

Living Room 20' 0" x 12' 4" (6.09m x 3.76m)

A dual aspect room with bay window and glazed panel doors overlooking the rear garden. There is a gas coal-effect fire set to decorative surround, coved ceiling and TV aerial point.

Dining Room 11' 1" x 9' 8" (3.38m x 2.94m)

With bay window to front aspect and having coved ceiling and ceiling rose.

Breakfast Kitchen 11' 5" x 9' 9" (3.48m x 2.97m)

Overlooking the rear garden and having a range of fitted units comprising 1½ sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is a four-ring gas hob, electric double oven, wall-mounted cupboards above with downlighting and filter hood over hob. There is a coved ceiling, ceiling spotlights, tiled flooring and door to:

Study 8' 8" x 8' 10" (2.64m x 2.69m)

Overlooking the rear garden and having power points and coved ceiling.

Inner Lobby

With tiled flooring, built-in broom cupboard, door to snooker room and glazed panel door to:

Sun Room 16' 8" x 6' 0" (5.08m x 1.83m)

An attractive dual aspect room overlooking the rear garden and having tiled flooring, French doors to rear garden and second door to:

Snooker Room 24' 3" x 16' 9" (7.39m x 5.10m)

A dual aspect room with coved ceiling, wood panelling to dado rail, power point and service door to garage.

Galleried Landing

With coved ceiling, built-in airing cupboard, access to roof space and door to:

Master Bedroom 13' 2" x 9' 9" (4.01m x 2.97m)

With front aspect and having coved ceiling, built-in double wardrobe, power points and door to **Jack & Jill En-Suite**, with a white suite comprising spa bath with shower cubicle, separate shower cubicle, pedestal wash hand basin and low-level WC. There is decorative wall tiling and door connecting to:





Bedroom 3 12' 6" x 8' 9" (3.81m x 2.66m)

With front aspect, coved ceiling, power points and door returning to galleried landing.

Bedroom 2 15' 0" x 19' 9" (4.57m x 6.02m)

Overlooking the rear garden and having coved ceiling, built-in double wardrobe and power points.

Bedroom 4 10' 10" x 9' 2" (3.30m x 2.79m)

With views over the rear garden and having built-in double wardrobe and power points.

Shower Room

With a white suite comprising shower cubicle, pedestal wash hand basin and low-level WC. There is decorative wall tiling and an extractor fan.

Outside

The property is approached over a gravelled driveway providing parking for several vehicles, turning area and leads to **Integral Double Garage 17' 3" x 17' 7" (5.25m x 5.36m)** with sliding doors, strip lighting and service door into property. The remaining front garden is laid to lawn with mature trees and shrubs to borders. A block-paved path leads along the eastern side past a small orchard of fruit trees into the superb south-facing rear gardens which are predominantly laid to lawn with a wide variety of mature shrubs and trees to borders. There is a block-paved patio with rose borders and access into the lounge and garden room.

Further Information

All mains' services. Gas central heating.

Some secondary double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH.

District Council Tax Band = G

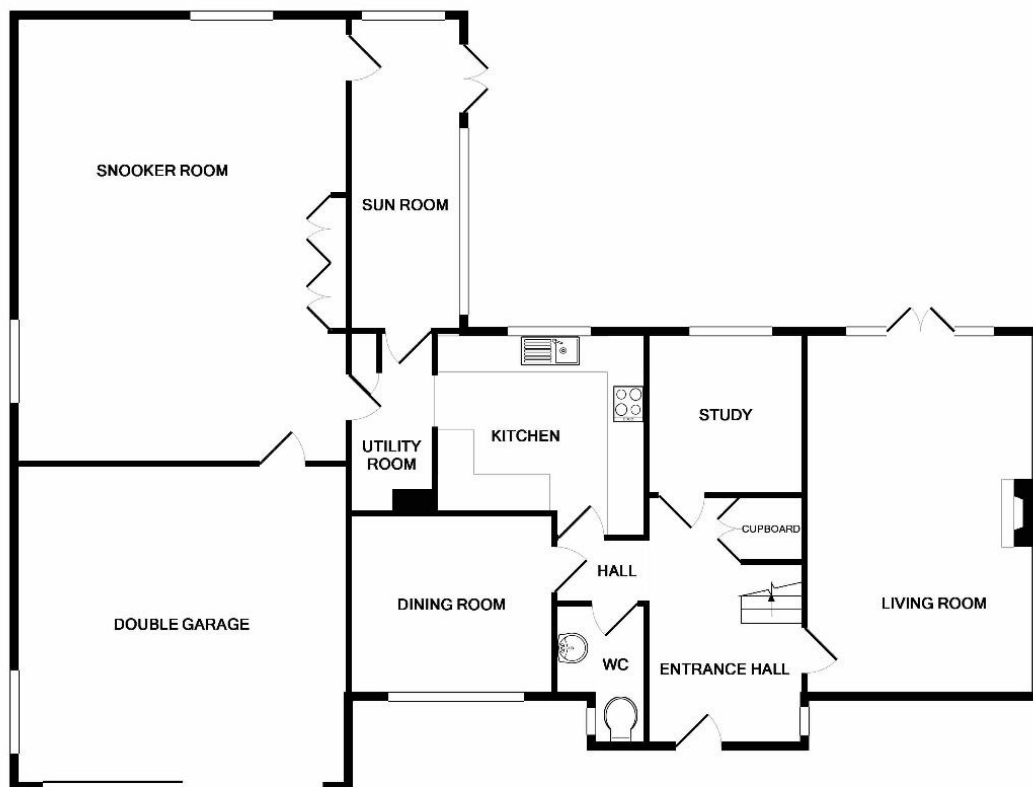
EPC Rating = D



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.

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.





GROUND FLOOR
APPROX. FLOOR
AREA 1628 SQ.FT.
(151.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 763 SQ.FT.
(70.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2391 SQ.FT. (222.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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