



Parsley Edge
St Andrews Drive, Woodhall Spa, Lincoln, Lincolnshire LN10 6PR

£575,000
NO ONWARD CHAIN

BELL



Parsley Edge

St Andrews Drive, Woodhall Spa LN10 6PR

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A well-presented three bedroom detached bungalow pleasantly situated within a cul-de-sac of three other properties just off Stixwould Road. Internally the property is further enhanced by its underfloor heating and spacious living accommodation providing large lounge/dining room, conservatory and fitted kitchen with integral appliances. Externally the attractive landscaped gardens are mostly laid to lawn with paved patio, off street parking and garage. The many shopping and social facilities of this most sought after Lincolnshire are all within a very short walk. A viewing is highly recommended to fully appreciate the accommodation and 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 into the property with storm porch over is gained through a timber and glazed door into:

Entrance Lobby

With coved ceiling, power point, cupboard housing water softener and glazed panel door to:

Reception Hall

With built-in double airing cupboard, coved ceiling, power points, access to roof space with loft ladder and door to:





Open Plan Lounge / Dining Room

L-Shaped Lounge 20' 0" x 18' 9" (6.09m x 5.71m) maximum dimensions

A double aspect room having cast iron gas stove set to a decorative marble-effect fireplace surround. There are coved ceilings, TV aerial point, telephone point and power points.

Dining Area 12' 5" x 11' 5" (3.78m x 3.48m)

A dual aspect room with coved ceiling, power points, door to kitchen and glazed double doors to:

Conservatory 12' 2" x 10' 7" (3.71m x 3.22m)

Overlooking the rear garden and having telephone point, television aerial point, power point and UPVC double doors to rear garden.

Kitchen 15' 0" x 9' 9" (4.57m x 2.97m)

Overlooking the rear garden and having an extensive range of fitted units comprising 1½ sink drainer inset to ample granite worksurface over matching base units including integral fridge and 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 fitted dresser-style unit providing further cupboards, drawers and display cabinet. There are tiled splashbacks to all worksurfaces, tiled flooring, coved ceiling, flush fitting spot lights, television aerial point, power points and doorway to:

Utility Room 8' 2" x 8' 0" (2.49m x 2.44m)

With stainless steel sink drainer inset to worksurface over matching base units and space and plumbing for automatic washing machine, and having larder cupboard to one side. There is further worksurface to opposite wall over base unit, wall-mounted cupboard above, coved ceiling, power points, glazed panel door to rear garden and door returning to reception hall.

Bedroom 1 12' 8" x 11' 3" (3.86m x 3.43m) excluding wardrobe space

Overlooking the rear garden and having a range of fitted wardrobes to one wall with sliding mirrored doors, coved ceiling, television aerial point, telephone point, power point and door to **En-Suite** with a suite comprising tiled shower cubicle, wash hand basin over vanity cupboard and close-coupled WC. There are further vanity cupboards, coved ceiling, heated towel rail, tiled flooring and shaver light.





Bedroom 2 10' 10" x 13' 5" (3.30m x 4.09m)
With front aspect, coved ceiling and power points.

Bedroom 3 9' 2" x 8' 10" (2.79m x 2.69m)
Currently used as an office with coved ceiling, telephone point and power points.

Bathroom 9' 2" x 6' 4" (2.79m x 1.93m)
With a suite consisting of panelled bath having shower over, tiled shower cubicle, wash hand basin over vanity cupboards and low-level WC. There are coved ceilings, further wall-mounted cupboards, appropriate wall tiling, ceiling spot lights, shaver point, tiled flooring and heated towel rail.

Outside

The property is approached over a shared access block-paved driveway leading to **Garage** with up-and-over door, power and lighting. The remaining front garden is laid to lawn with a variety of ornamental plants and shrubs to borders.

The enclosed rear garden is predominantly laid to lawn with paved patio area, timber garden shed and a variety of decorative plants and shrubs to borders.

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 = tbc

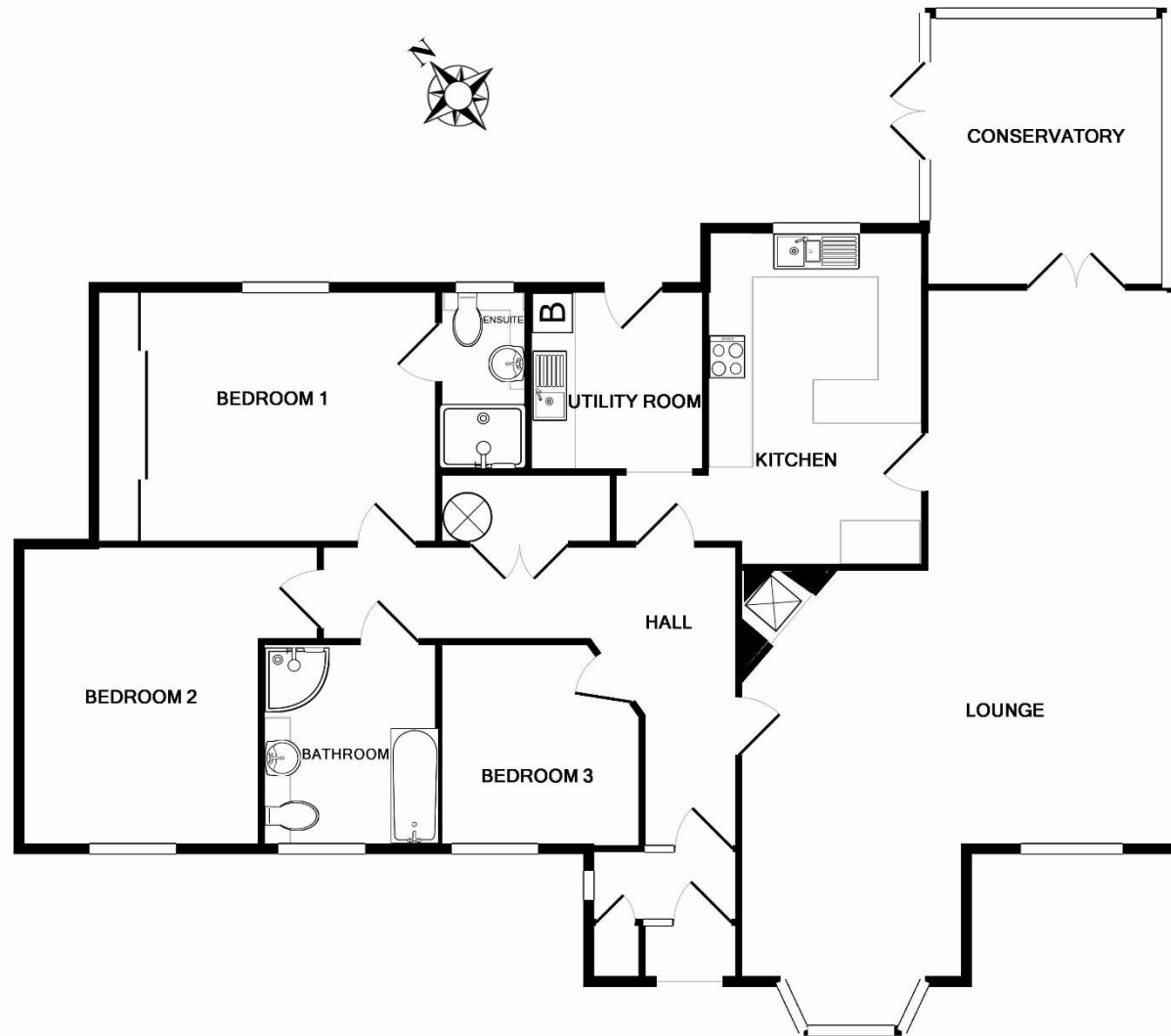
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.
19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org
Website: <http://www.robert-bell.org>

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