



Tudor Lodge

31 Turnberry Drive, Woodhall Spa, Lincoln, Lincolnshire LN10 6UE

£399,500

BELL



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Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A well-presented four bedroom detached house pleasantly situated to a corner position within the ever-popular Viking Park. Internally the property is enhanced by thoughtfully designed accommodation including two reception rooms, conservatory, utility room and en-suite off the main bedroom. Outside, there is off street parking, garage and attractive gardens. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance.

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 inset to storm porch is gained through a uPVC door leading into:

Reception Hall

With balustrade staircase rising to the first-floor galleried landing and having storage below, coved ceiling, radiator, power points and glazed panel door to:





Dining Room 11' 0" x 9' 0" (3.35m x 2.74m)

Overlooking the rear garden and having views over the rear garden. There is coved ceiling, radiator, power points and glazed panel double door to:

Lounge 14' 8" x 11' 10" (4.47m x 3.60m)

A triple aspect room including uPVC door to conservatory. There is an electric coal effect fire set to decorative surround, coved ceiling, radiator, and power points.

Conservatory 12' 10" x 9' 9" (3.91m x 2.97m)

With views over the garden and having wood effect flooring, triple glazing throughout including the roof and uPVC patio doors to garden.

Kitchen 11' 11" x 9' 4" (3.63m x 2.84m)

A dual aspect room with a stylish range of fitted units comprising one and a half sink drainer inset to solid timber worksurface over base units including integral dishwasher. There is a slot-in electric cooker with four ring gas hob, wall mounted cupboards above with downlighting and filter hood over the hob. There is tiled flooring, radiator, power points, coved ceiling and door to:

Utility Room 8' 0" x 5' 11" (2.44m x 1.80m)

With solid timber worksurface over base units including space and plumbing for washing machine, wall mounted cupboards above, tiled flooring, radiator, coved ceiling, power points and uPVC door to side of property.

Cloakroom

With cloak hooks to one wall, low-level WC, wash hand basin over vanity cupboard, radiator and tiled flooring.

First Floor

Galleried Landing

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

Main Bedroom 13' 1" x 11' 6" (3.98m x 3.50m)

A dual aspect room having coved ceiling, radiator, power points and door to **En-Suite** with a white suite comprising tiled shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is coved ceiling and radiator.

Bedroom 2 16' 8" x 9' 0" (5.08m x 2.74m)

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





Bedroom 3 12' 0" x 9' 5" (3.65m x 2.87m)

A dual aspect room having coved ceiling, radiator, power points and deep walk-in wardrobe.

Bedroom 4 9' 10" x 9' 2" (2.99m x 2.79m)

With rear garden views and having built-in double wardrobe having sliding mirrored doors, coved ceiling, radiator and power points.

Bathroom

With a white suite comprising paneled bath with shower over, wash hand basin over vanity cupboard and a low-level WC. There is a heated towel rail, coved ceiling and tiled flooring.

Outside

The property is approached over a pebble driveway providing parking and leads to **Garage 16' 8" x 9' 0" (5.08m x 2.74m)**, with electric roller door, power and lighting. The remaining front and side gardens are laid to lawn with decorative shrubs to borders. The enclosed rear garden is laid to lawn with patio area, **Timber Summer House**, timber garden store and a wide variety of decorative 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 = D

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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Ground Floor



First Floor



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