



Glendair, 14 Stanhope Avenue
Woodhall Spa, Lincoln, Lincolnshire LN10 6SP

£725,000

BELL





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Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

An impressive family home, standing in attractive grounds, to the tree-lined Stanhope Avenue nestled at the heart of Woodhall Spa. Providing spacious reception, dining kitchen spaces, looking out across the landscaped rear garden, the property will suit the requirements of a range of purchasers. Ground floor accommodation comprises entrance hallway, lounge, conservatory, dining kitchen, laundry room and W/C; the first provides four bedrooms including two with en suite shower rooms, and family bathroom while to the attic is a versatile living space with adjacent W/C. The property is complete with a large garage, driveway parking to the front, lawned garden with patio and store to the rear and a covered workshop/store at the far end.



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

Entered into the front through a wooden door with single glazed leaded and obscure window into:

Reception Hall

With wooden single glazed leaded window with internal secondary glazing, to the front and having radiator, multiple power points, wooden doors to dining room and into:



Lounge 20' 0" x 13' 0" (6.09m x 3.96m) plus bay

With wooden single glazed leaded bay window with internal secondary glazing to front and windows to side. There are lights to ceiling and wall, free standing multi-fuel stove on tiled stand, television point, multiple power points, wooden flooring and radiators. There are wooden glazed French doors to:

Conservatory 16' 5" x 12' 2" (5.00m x 3.71m) max

With uPVC double glazed windows to sides and rear, French doors to rear; polycarbonate roof. Lights to ceiling and wall, tiled flooring, television point and multiple power points.

Dining Room 13' 0" x 12' 0" (3.96m x 3.65m) plus bay

With uPVC double glazed bay window to rear and having wooden effect flooring, multiple power points, radiators and wooden door to:

Kitchen/Garden Breakfast Room 20' 0" x 16' 0" (6.09m x 4.87m) max

With uPVC double glazed windows to sides and rear and French doors to side. There is light to ceiling and spotlights over units, bespoke wooden units including a varied range of storage units throughout, and tiled worktops. There is a Zanussi oven and six ring Smeg hob beneath extractor canopy, Neff oven. 1 1/2 sink and drainer and integrated dishwasher. There are radiators, multiple power points, tiled flooring, door to W/C and door to:

Laundry Room 12' 0" x 4' 8" (3.65m x 1.42m) plus storage

With uPVC double glazed window to front and having storage units to base and wall level, sink and drainer set to wood edge worktop surface and space and connections for upright fridge-freezer and under counter washing machine. There is a bank of full height storage cupboards plus rear cupboard housing wine rack, vinyl flooring and multiple power points.



**First Floor
Landing**

Having a wooden single glazed leaded window with internal secondary glazing to front and having power point, wood doors to storage space and to first floor accommodation.

Bedroom 2 13' 5" x 10' 1" (4.09m x 3.07m)

With wooden single glazed leaded window with internal secondary glazing to front and having radiator, multiple power points, wooden double doors to built-in wardrobe and to:

En-Suite Shower Room

With wooden single glazed leaded window with internal secondary glazing to side and having low-level WC, hand wash basin, shower cubicle with tiled surround and electric shower over and storage unit to wall.



Bedroom 1 13' 0" x 12' 3" (3.96m x 3.73m)

With wooden single glazed leaded window with internal secondary glazing to rear and having wooden effect flooring, radiator, multiple power points and wooden doors to built-in wardrobe and to:

En-Suite Shower Room

With wooden single glazed leaded window with internal secondary glazing to side and having low-level WC, bidet, pedestal sink and corner shower cubicle with tiled surround and electric shower over. There is wooden effect flooring, heated towel rail and wall mounted storage units.

Wooden door to side hallway with door to bedroom four and open doorway to:

Bedroom 3 15' 2" x 8' 5" (4.62m x 2.56m) with reduced height to part

With skylights to side and having wooden panelling to wall and ceiling, radiators and multiple power points.

Bedroom 4 11' 0" x 8' 2" (3.35m x 2.49m) max inc. storage with sloping ceiling

With skylight to side, radiator, multiple power points and having built-in wardrobe storage and dressing table with hand wash basin. and WC

Loft hatch with drop down ladder from landing leads to:

Attic Room 16' 4" x 10' 6" (4.97m x 3.20m) max, plus storage space

With skylights to side and rear and having wooden panelling to walls, multiple power points and sliding wood door to:

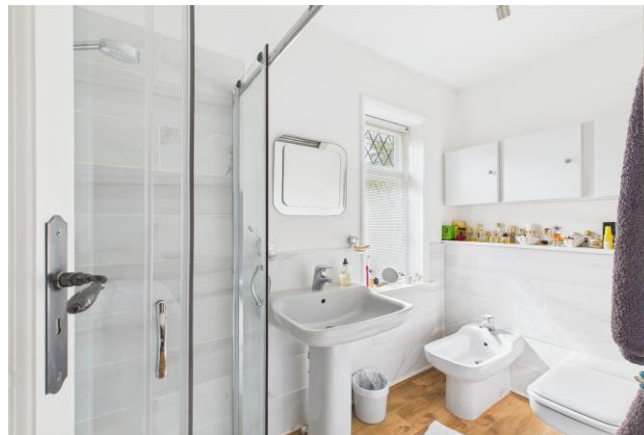
Cloakroom

With low-level WC and hand wash basin to storage unit with tiled surround.

Outside

The property is approached to the front through an open gateway with low-level stone brick wall, and to the open front drive. Laid to hard standing, the front is set with mature flowers, shrubs and trees and leads to **Garage 15' 6" x 10' 10" (4.72m x 3.30m)** with wooden folding doors to front; personnel door to side with light, power and window to side.

Along the side of the property is a personnel gate, continuing down the side and to the rear patio. Set with a small lawn, the seating area looks down across the lawned garden, set with further shrubs, trees and flowers, an array of colour, excellently maintained. Along the side border runs a path that leads from the single glazed wooden **Lean to Store** with polycarbonate roof and light off the back of the property, and down to the rear **Workshop/Shed 20' 0" x 10' 0" (6.09m x 3.05m)** with light and power; and further wood stores, covered and open.





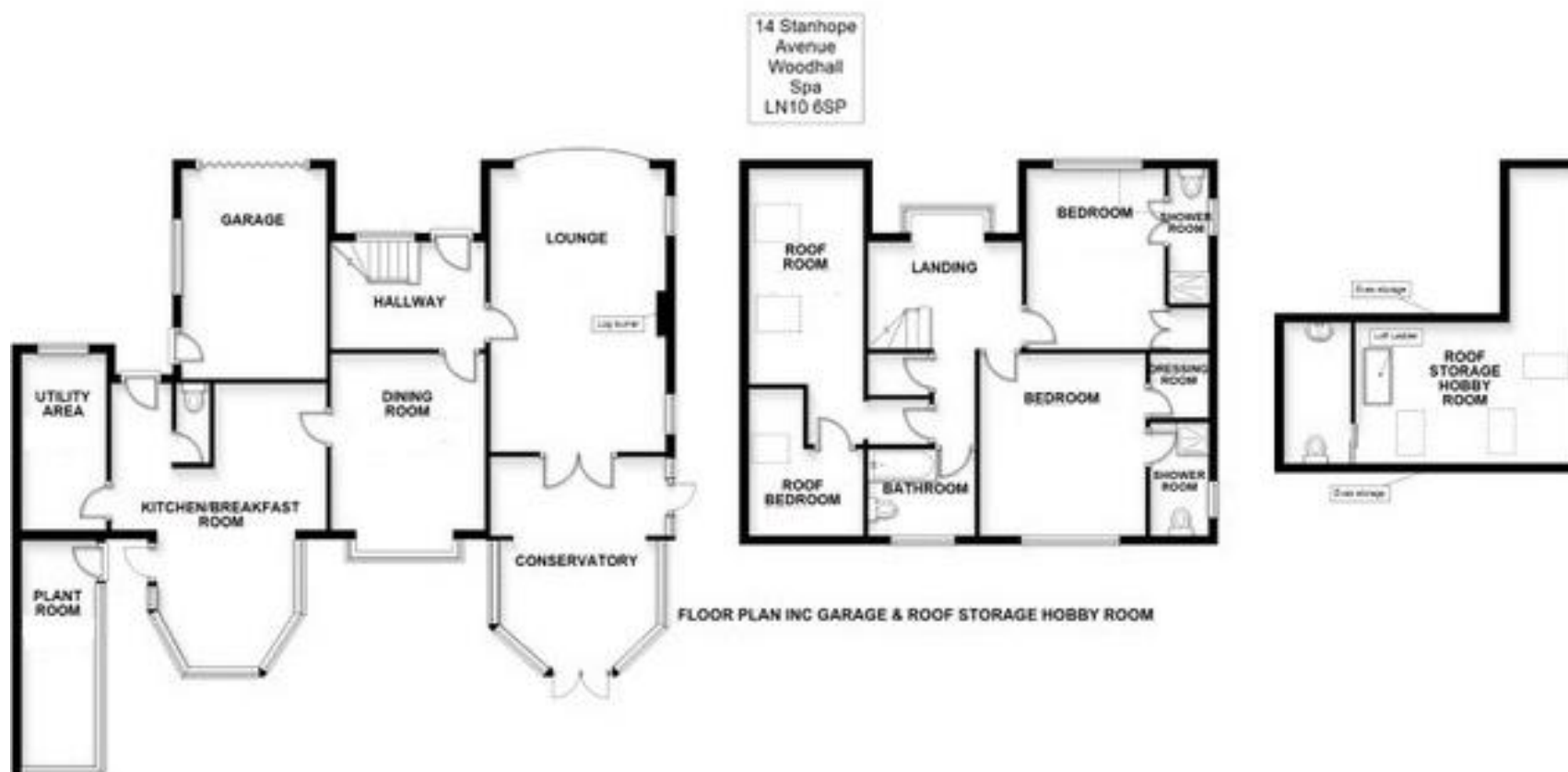


East Lindsey District Council
Tax band: E
EPC Rating: D

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.
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Photos taken summer 2025



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