



142 Witham Road

Woodhall Spa, Lincolnshire LN10 6RA

Offers Over £295,000





# 142 Witham Road

## Woodhall Spa, Lincolnshire LN10 6RA

Lincoln – 18 miles

Grantham – 33 miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)

An exceptionally well presented three bedroom Edwardian semi detached house providing appealing open plan lounge dining room, stylish kitchen and two bathrooms. Outside there is side by side double width driveway, long rear garden with patio area and superb timber recreation/entertaining room to the far end of the garden. The shopping, social and educational facilities of this highly sought after Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the standard of fitment and accommodation 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 is gained through a UPVC door into:

### **Reception Hall**

With staircase to the first floor and having parquet flooring, radiator, power points, glazed panel door to lounge dining room and door to:



**Home Office 8' 1" x 5' 4" (2.46m x 1.62m)**

With ceiling spot lights, wood effect flooring and power points (please note this room has no window).

**Lounge Dining Room 23' 5" x 11' 6" (7.13m x 3.50m)**

A superb dual aspect room including UPVC patio doors to the rear garden.

**Lounge Area**

With coved ceiling, picture rails, timber flooring, radiator and power points.

**Dining Area**

With patio door to the rear garden and having cast iron stove, radiator, picture rails, power points and door to:

**Kitchen 14' 4" x 9' 2" (4.37m x 2.79m)**

With garden aspect and having a stylish range of fitted units comprising stainless steel one and a half sink drainer inset to quartz work surface over base units including 'Neff' integrated dishwasher. To opposite side is a range double oven with five ring gas hob, wall mounted cupboards above with downlighting and filter hood over the hob and space for a large fridge freezer. There are ceiling spot lights, radiator, power points and glazed panel door to:

**Rear Lobby**

With UPVC door to rear garden, radiator, door to bathroom and door to:

**Utility Room 7' 7" x 5' 6" (2.31m x 1.68m)**

With fitted units comprising stainless steel sink drainer inset to work surface over base units including space and plumbing for washing machine. There are wall mounted cupboards above, ceiling spot lights, radiator and power points.

**Bathroom 8' 3" x 5' 0" (2.51m x 1.52m)**

With a white suite comprising panelled bath having shower over, wash hand basin over vanity unit and a low-level WC. There is a radiator and ceiling spot lights.





## First Floor

### Landing

With access to roof space having drop down ladder and door to:

### Bedroom 1 11' 1" x 9' 3" (3.38m x 2.82m)

With front aspect and having a range of full height fitted wardrobes to one wall, coved ceiling, radiator and power points.

### Bedroom 2 12' 2" x 8' 0" (3.71m x 2.44m)

With rear aspect and having a range of full height fitted wardrobes, radiator and power points.

### Bedroom 3 8' 1" x 7' 1" (2.46m x 2.16m)

With rear aspect, radiator and power points.

### Shower Room

With a suite comprising corner shower cubicle, wash hand basin over vanity unit and a low-level WC. There is decorative wall tiling and heated towel rail.

### Outside

The property is approached over a double width driveway providing side by side parking. The rear garden is mostly laid to lawn with paved patio area. The rear garden has a wide variety of decorative shrubs to borders having a most appealing

**Recreation Timber Lodge 17' 4" x 13' 10" (5.28m x 4.21m)** This is a superb entertaining area with bar, power points, lighting and Wifi. It is Ideal for a home office or studio in the quiet area at the end of garden



### Further Information

All mains services. Gas fired 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 = B

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.

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.



### Ground Floor



### First Floor



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