



Alloway

Green Lane, Woodhall Spa, Lincolnshire LN10 6QY

£299,950

NO ONWARD CHAIN

**BELL**



# Alloway

Green Lane, Woodhall Spa LN10 6QY

Lincoln – 18 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

A three-bedroom detached bungalow pleasantly situated to grounds providing views over open countryside to the front and south facing rear gardens. Internally the property is enhanced by dual aspect kitchen diner and 25' x 11' dual aspect lounge with patio doors to the rear garden. The shopping and social facilities of this most sought-after Lincolnshire village are within reasonable walking distance including some lovely countryside walks close by including The Viking Way and The Water Rail cycle path along the River Witham.

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.

## Reception Hall

With deep built-in airing cupboard, coved ceiling, radiator, power points and door to:

## Kitchen Diner 12' 10" x 11' 1" (3.91m x 3.38m)

A dual aspect room including bow window to front garden providing views over the Lincolnshire countryside. There is a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a slot-in electric cooker, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, radiator and power points.





**Lounge 25' 8" x 13' 1" (7.82m x 3.98m)**

A dual aspect room including patio doors to the south facing rear garden. There is an electric coal effect fire set to decorative surround, coved ceiling, radiator and power points.

**Bedroom 1 13' 2" x 12' 10" (4.01m x 3.91m)**

Overlooking the rear garden and having a range of full height fitted wardrobes with sliding doors. There are coved ceilings, radiator and power points.

**Bedroom 2 10' 9" x 10' 1" (3.27m x 3.07m)**

With rear garden view and having built-in triple wardrobe with sliding mirrored doors, coved ceiling, radiator and power points.

**Bedroom 3 11' 5" x 9' 9" (3.48m x 2.97m)**

With front aspect providing most appealing views having open fields beyond. There is coved ceiling, radiator and power points.

**Bathroom 10' 0" x 8' 0" (3.05m x 2.44m)**

With a four-piece suite comprising corner bath with shower attachment taps, corner shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator and shaver light over the wash hand basin.

**Outside**

The property is approached over a double width graveled driveway providing side by side parking, turning area and continues to the **Detached Garage**, with up and over door, power and lighting. The remaining front garden is laid to lawn with a wide variety of decorative shrubs to borders. The enclosed south facing rear garden is predominantly laid to lawn with a wide variety of mature trees and shrubs to borders. There is a paved patio area off the living room and outside lighting.

**East Lindsey District Council – Tax band: D**

**EPC Rating: C**

**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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### Ground Floor



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