

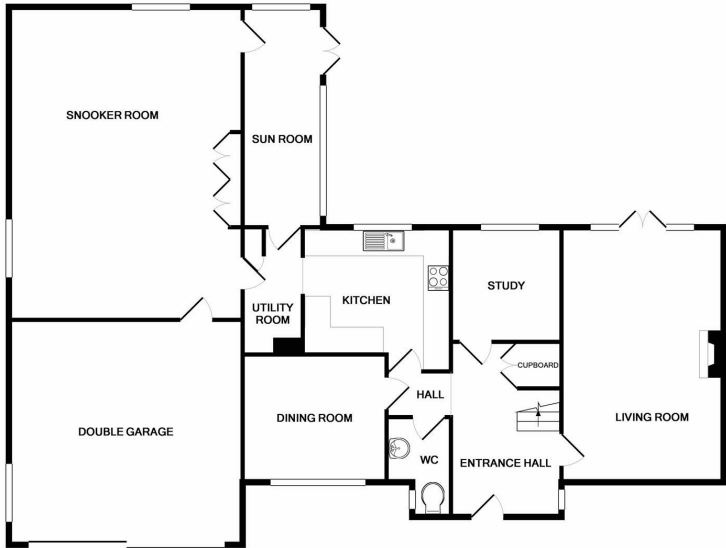


## 26 ARNHEM WAY WOODHALL SPA, LN10 6TJ

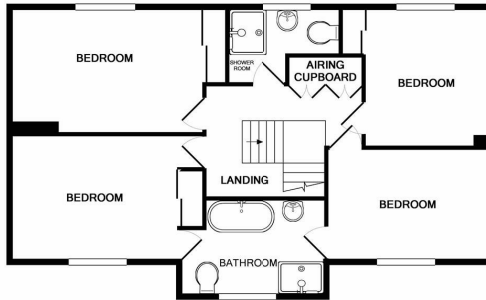
**£650,000**  
**FREEHOLD**

Discreetly set back and situated within a prime position of this most sought-after Lincolnshire village stands 'Monkswood', a four-bedroom detached family home set to superb grounds. Internally the property is enhanced by a wide range of accommodation including three reception rooms plus garden room and a snooker/recreation room. Externally the mature gardens offer excellent privacy to the south and east side, and the front garden is attractively landscaped with parking for several vehicles and integral double garage. The centre of the village with its excellent range of shopping and social facilities is a pleasant short walk away. A viewing is highly recommended to fully appreciate the setting on offer.

**BELL**



GROUND FLOOR  
APPROX. FLOOR  
AREA 1028 SQ.FT.  
(151.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 763 SQ.FT.  
(70.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2391 SQ.FT. (222.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix 5/2019



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 64                         | 74        |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

**EPC Rating: D     Council Tax Band: G**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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