

38 St Leonard Close

Woodhall Spa, Lincoln, Lincolnshire LN10 6SX

£265,000

BELL







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Lincoln – 19 miles
Grantham – 32 miles with East Coast rail link to London
Boston – 17 miles

(Distances are approximate)

38 St Leonard's Close is an attractive, three-bedroom detached family home, enjoying garden spaces, a long driveway and single garage. Located to a no-through-road position, with similar properties neighbouring, this Woodhall Spa home has bene enhanced with recent kitchen and bathroom updates.

In all, accommodation comprises entrance hallway with built in storage space under the stairs; living room and dining area open to the kitchen to the ground floor – with three bedrooms and bathroom above.

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.

Entrance Hallway
UPVC double glazed obscured door to front. There is ceramic tiled flooring, under stairs storage space, radiator, multiple power points and up carpeted stairs to first floor landing.

Living Room ***13' 7" x 10' 9" (4.14m x 3.27m)***
With uPVC double glazed window to front and having electric fire set to stone effect wooden fire surround, radiator and multiple power points.





Dining Kitchen ***17' 10" x 11' 4" (5.43m x 3.45m)***
Having uPVC double glazed window and French doors to rear. There is storage to base and wall levels, with breakfast bar, sink and drainer to roll edge worktop, oven and microwave and electric hob. There is an integrated fridge, freezer, dishwasher and washing machine. Wood effect flooring, radiators and power points.

First Floor

Landing
With uPVC double glazed window to side and power point.

Bathroom ***8' 5" x 6' 9" (2.56m x 2.06m)***
With uPVC double glazed obscure window to rear and having low-level WC, pedestal sink and bath with shower over to tiles surround. There is a radiator, lino flooring and wooden door to airing cupboard.

Bedroom 1 ***12' 0" x 10' 9" (3.65m x 3.27m)***
With uPVC double glazed window to rear, radiator, multiple power points and loft access hatch (loft being partially boarded).

Bedroom 2 ***12' 4" x 9' 3" (3.76m x 2.82m)***
Having uPVC double glazed box window to front, radiator and multiple power points.

Bedroom 3 8' 7" x 8' 3" (2.61m x 2.51m) max
With uPVC double glazed window to front, radiator, power point and wooden door to over stairs storage space.

Outside
The property is approached over a long, concreted driveway standing multiple vehicles – with gate; EV charger and continuing down to the **Garage** ***15' 9" x 8' 3" (4.80m x 2.51m)***. The front is set to stone chippings.

The garden, gated and fenced to ensure a child and pet friendly space, is laid to lawn with stone chipped borders; and a large patio seating space to the rear.







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 = C
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.

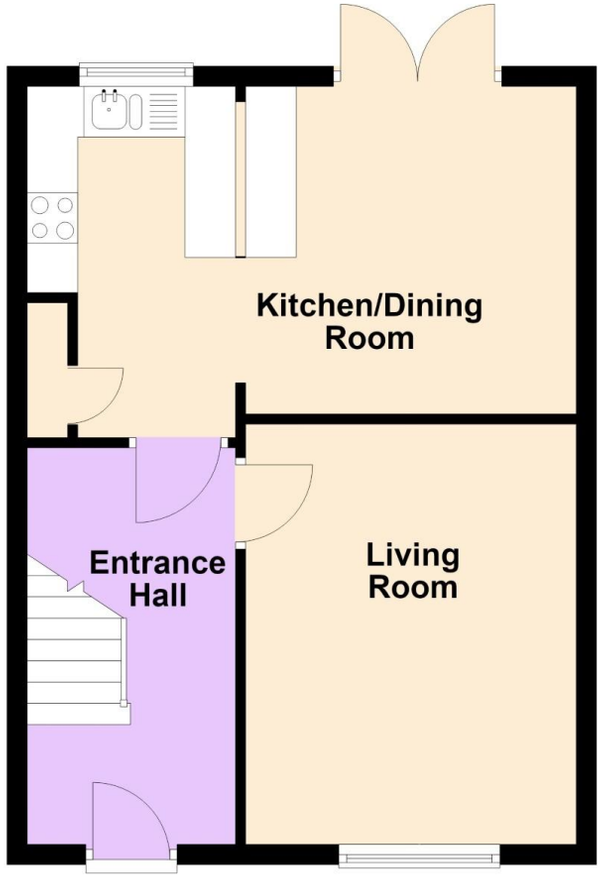
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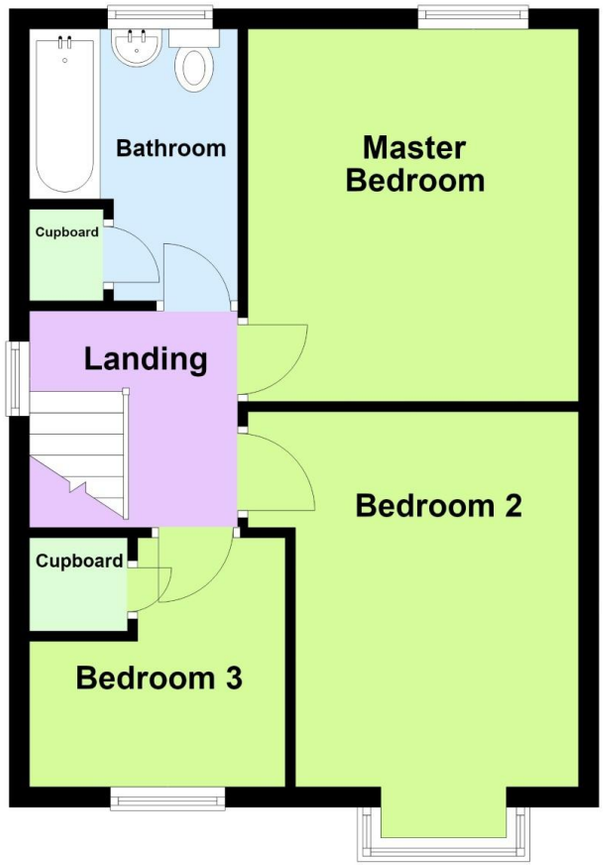





Ground Floor



First Floor



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