



2 The Holdings

St Leonards Avenue, Woodhall Spa, Lincolnshire LN10 6SZ

£250,000

BELL



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Situated to the far end of no through road this three-bedroom semi-detached house stands within large gardens and is enhanced by an extensive range of outbuildings. Internally the property will require some updating but also offers an exciting opportunity to extended and upgrade.

The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance.

ACCOMMODATION

Entrance Porch 7'4 x 5'9 (2.23m x 1.75m) with uPVC main entrance door, power points and uPVC door to: With power points and uPVC door to

Entrance Lobby with power points. Doors to reception hall and to

Bathroom 10'8 x 9 (3.25m x 2.74m) having a suite comprising panel bath, separate shower cubicle, wash hand basin over vanity unit and a low-level WC. Tiled floor and wall mounted gas heater.

Reception Hall with views over the rear garden; and having radiator and power points. Double glazed panel sliding door to:

Kitchen 10'7 x 9'11 (3.22 x 3.02m) a dual aspect room having a range of fitted units comprising stainless steel one and a half bowl sink with drainer inset to work surface over base units, space and plumbing for washing machine and slot-in gas cooker with filter hood above. Wall mounted cupboards, coving, appropriate wall tiling and power points.





Living Room 13'9 x 10'5 (4.19m x 3.17m) having front aspect; cast iron gas stove set to tiled hearth with timber surround, coving, radiator and power points.

Larder/Utility 9'10 x 5'10 (2.99m a 1.78m) overlooking the rear garden; with shelving.

First Floor

Landing overlooking the rear garden; with doors to:

Bedroom 1 13'10 x 8'10 (4.21m x 2.69m) having front aspect; coving, radiator and power points.

Bedroom 2 14'1(4.29m) extending in part to 17'1 (5.20m x 10 (3.05m) a dual aspect room with built-in full height wardrobe, coving, radiator and power points.

Bedroom 3 9'10 7'8 (2.99m x 2.34m) overlooking the rear garden; having radiator and power points.

OUTSIDE

The gardens are predominantly laid to lawn with an extensive range of useful outbuildings.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: D

ALL MAINS SERVICES

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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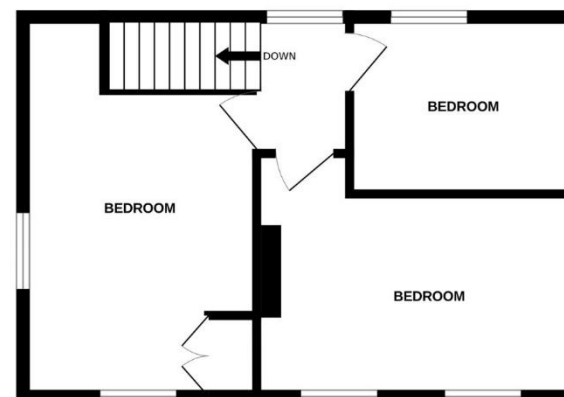
Brochure prepared 25.09.2025



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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