10 Churchill Drive

Martin Dales, Woodhall Spa, Lincoln, Lincolnshire LN10 6XY

£169,950

BELL

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Lincoln – 17 miles
Grantham – 31 miles with East Coast rail link to London
Boston – 18 miles

(Distances are approximate)

A well-presented two bedroom semi-detached bungalow pleasantly situated to a cul-dec-sac position within the hamlet of Martin Dales to the fringe of Woodhall Spa. Internally the property is enhanced by kitchen diner and living room both overlooking the southwest facing rear garden. The property is a short walk to a traditional public house and appealing countryside walks. The village of Woodhall spa is approx. one and a half miles with its further range of shopping and social facilities.

Accommodation

Entrance into the property is gained through a uPVC door leading into:

Reception Hall

With built-in broom cupboard, tiled flooring, radiator, power points and door to:

Kitchen Diner *15' 0" x 10' 10" (4.57m x 3.30m) narrowing to 7' 6" (2.28m)*

Overlooking the rear garden and having a range of fitted units comprising sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a four-ring electric hob, electric oven and integrated microwave oven. There are wall mounted cupboards above and stainless-steel filter hood over the hob, tiled flooring, radiator, power points and uPVC door to side of property.

Living Room ***15' 0" x 12' 0" (4.57m x 3.65m)***
Overlooking the rear garden and having cast iron multi-fuel stove set to tiled hearth. There is wood effect flooring, radiator and power points.

Bedroom 1 ***11' 9" x 9' 9" (3.58m x 2.97m)***
With front aspect and having built-in double wardrobe with sliding mirrored doors, further free-standing wardrobe and overhead storage. There is a radiator and power points.

Bedroom 2 ***10' 11" x 7' 9" (3.32m x 2.36m)***
A dual aspect room having built-in wardrobe, wood effect flooring, radiator and power points.

Shower Room
Being fully wall tiled and having a white suite comprising corner shower cubicle, pedestal wash hand basin and a low-level WC. There is a heated towel rail and tiled flooring.

Outside
The front garden is predominantly laid to lawn with decorative shrubs to borders. The enclosed south westerly facing garden is laid to lawn with shrubs to borders, paved patio area and storage shed.

North Kesteven District Council – Tax band: A
EPC Rating – D
Please Note: The property is steel framed construction.

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.
19 Station Road, Woodhall Spa. LN10 6QL.
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