

6 Skylark Avenue

Woodhall Spa

MASONS

SINCE 1850

6 Skylark Avenue

Woodhall Spa, LN10 6AS



Solar panels and additional heat recovery systems

Three-bedroom detached home in a pleasant spa town location

Modern kitchen diner, bespoke finish

Convenient ground-floor WC

Excellent EPC rating of A

Principal bedroom with bespoke fitted storage and en-suite

Partially converted garage with gym space and retained storage

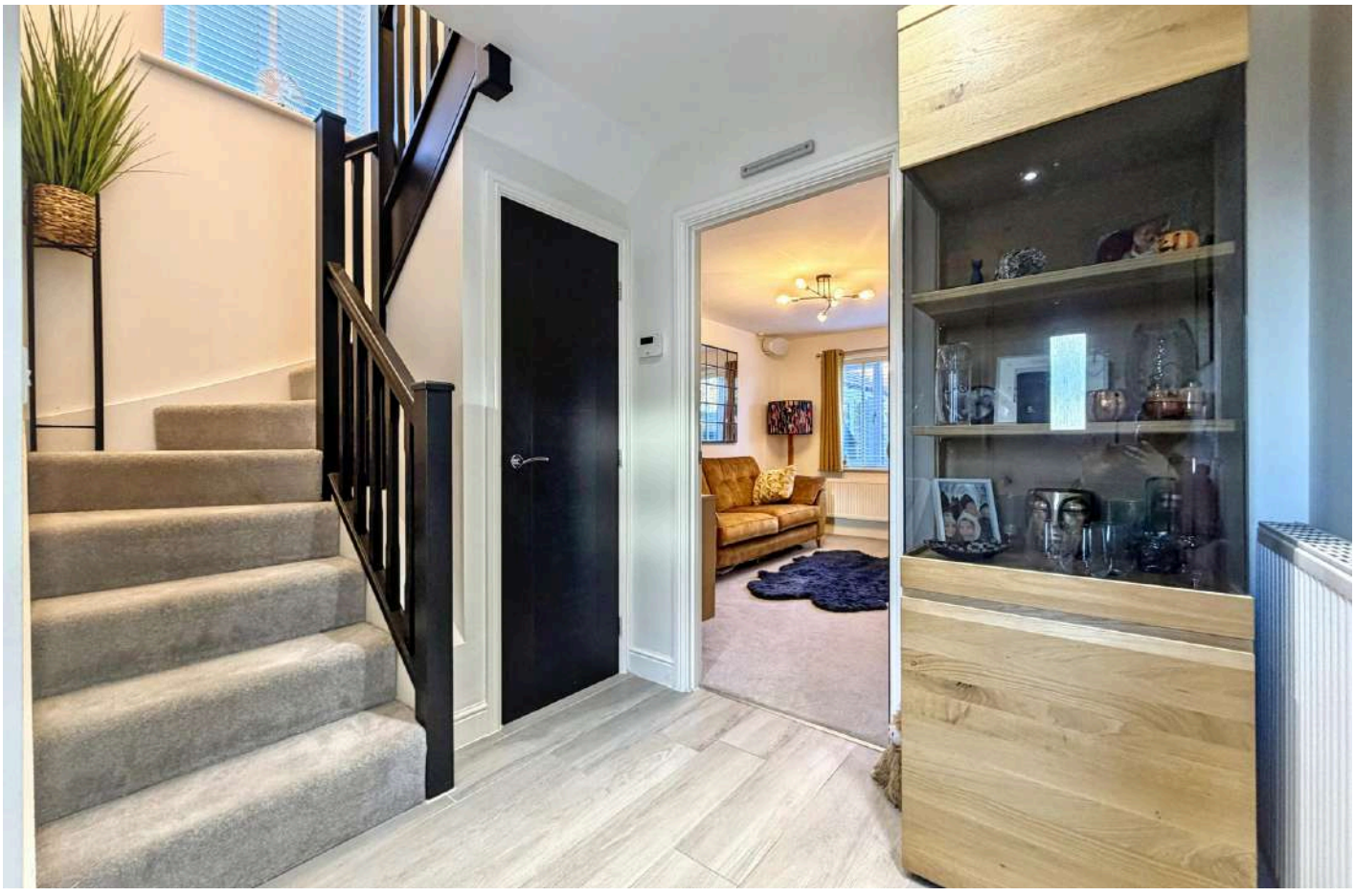
Enclosed rear garden with established seating areas

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Constructed in 2024 in a pleasant position within an established spa town location, this three-bedroom detached property offers well-arranged accommodation, complemented by modern fittings, ample off-road parking and useful additional space. Upon entering, the entrance hallway provides access to the principal ground-floor accommodation, comprising a separate lounge, a modern kitchen/diner and a conveniently positioned WC. To the first floor are three bedrooms, with the principal bedroom benefiting from en-suite facilities. Externally, the property offers generous off-road parking, alongside a partially converted garage which has been adapted to provide additional usable space whilst retaining useful storage to the front. The garden is further complemented by a patio, an additional seating area and a detached outbuilding/shed, offering a combination of outdoor space and practical storage.

A particular feature of the property is its excellent EPC rating of A, reflecting the range of energy-efficient installations. These include solar panels, which generate renewable electricity, together with a flue gas heat recovery system fitted to the boiler, helping to capture and reuse otherwise wasted heat. There is also a ShowerSave heat recovery system, which recovers heat from water leaving the shower to preheat the incoming water supply, reducing the energy required to heat water. These additional features contribute to the property's impressive energy performance, making it an efficient and well-equipped home.









The lounge is a spacious and well-proportioned reception room, offering ample room for a variety of seating arrangements and additional furnishings. Providing a separate and comfortable living area, the room offers a practical layout with flexibility for both everyday use and entertaining. Its generous proportions allow for a good degree of versatility when arranging furniture, creating a well-defined reception space within the home.











The contemporary kitchen/diner is fitted with an attractive Symphony kitchen, finished in a soft pebble grey with contrasting matt black handles, creating a stylish and timeless appearance. The cabinetry is complemented by quality quartz work surfaces, providing both an attractive finish and a practical working area, with a good range of fitted cupboards and storage incorporated throughout. The kitchen benefits from a selection of integrated appliances, including a dishwasher, while the cooking facilities comprise a Hotpoint induction hob and a CDA combination microwave and fan-assisted oven. There is ample space for a dining table, allowing the room to comfortably accommodate both everyday dining and more sociable occasions. French doors provide direct access onto the patio and adjoining garden, offering a pleasant outlook and creating an easy transition between the indoor and outdoor spaces. This also allows plenty of natural light into the room and makes the most of the garden during the warmer months, further enhancing what is a particularly practical and inviting part of the home.









The principal bedroom is a well-presented and generously proportioned room, positioned to the rear of the property with a pleasant outlook over the garden. Finished in a modern, neutral colour palette, the room offers a clean and understated interior, complemented by bespoke fitted storage which has been thoughtfully incorporated to maximise the available space whilst providing practical day-to-day functionality. Further enhancing the accommodation is a private en-suite shower room, finished to a high standard with large-format white floor tiles and complementary grey wall tiling. The suite benefits from a modern shower enclosure and contemporary sanitaryware, creating a smart and coordinated finish which complements the overall presentation of the bedroom.



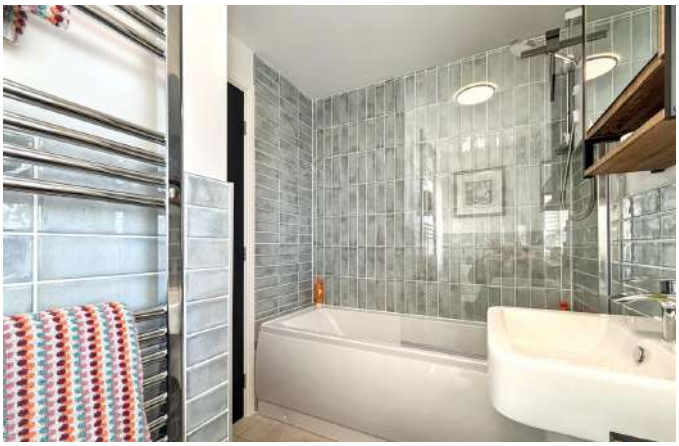




Bedroom two is a well-proportioned double room, providing comfortable accommodation with sufficient space for a double bed and additional furnishings. Bedroom three is also a double room and is currently arranged as a dressing room, offering an alternative use of the space, although it could equally serve as a guest bedroom or provide further sleeping accommodation. Both rooms are neutrally decorated and maintained to a good standard, offering flexibility for a variety of household needs.









The family bathroom is finished to a modern standard, with a tasteful combination of cool-toned green wall tiles and complementary neutral finishes. The suite comprises a panelled bath with shower over, together with a wash basin and WC. The tiling provides a subtle touch of colour whilst maintaining a clean and cohesive appearance, with the overall layout offering a practical and well-appointed space for everyday use.





The rear garden provides a good degree of versatility, incorporating a patio area directly adjoining the property, ideal for outdoor seating and dining. There is also a covered pergola area, creating a further sheltered seating space, alongside a designated barbecue area which lends itself well to outdoor entertaining. The garden benefits from gated access through to the front of the property, adding to its practicality.

A particularly useful feature is the garage, which has been partially converted to provide a designated gym area, offering an adaptable space that could equally lend itself to a home office, hobby room or additional recreational use. The remaining section has been retained for storage, ensuring the original practical functionality is not entirely lost. In addition, there is a further detached outbuilding/shed, currently providing useful storage but offering scope for alternative uses depending on individual requirements. Overall, the outside space offers a combination of established seating areas, practical storage and flexible ancillary accommodation.



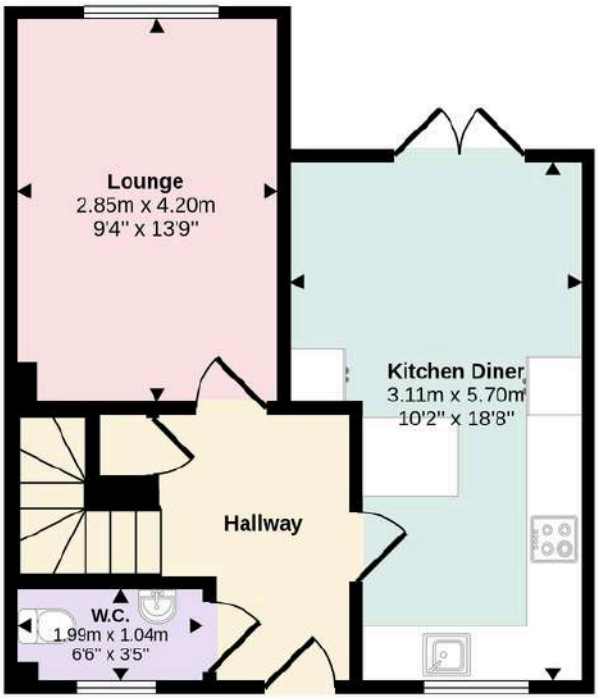




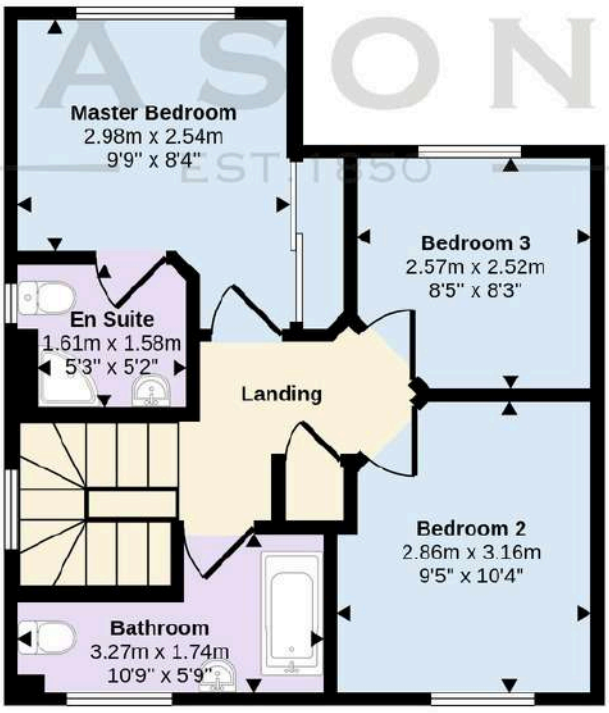



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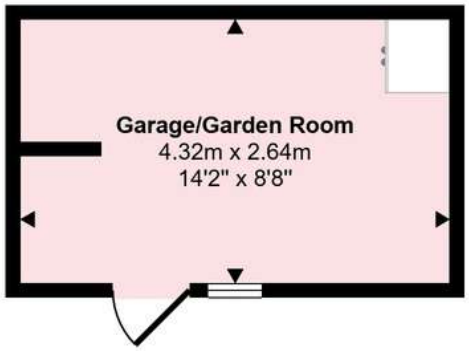
Approx Gross Internal Area
92 sq m / 994 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft



First Floor
Approx 41 sq m / 446 sq ft



Outbuilding
Approx 11 sq m / 123 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Woodhall Spa

Charming Village Life



Woodhall Spa is amongst the most desirable locations in Lincolnshire. It's a former spa town and has a genteel Victorian-Edwardian elegance with a delightful centre lined with small boutique shops and eateries. There's also the beautiful Petwood Hotel with a host of dining and entertainment facilities and plenty of public houses, both in the town and the surrounding villages, to choose from.



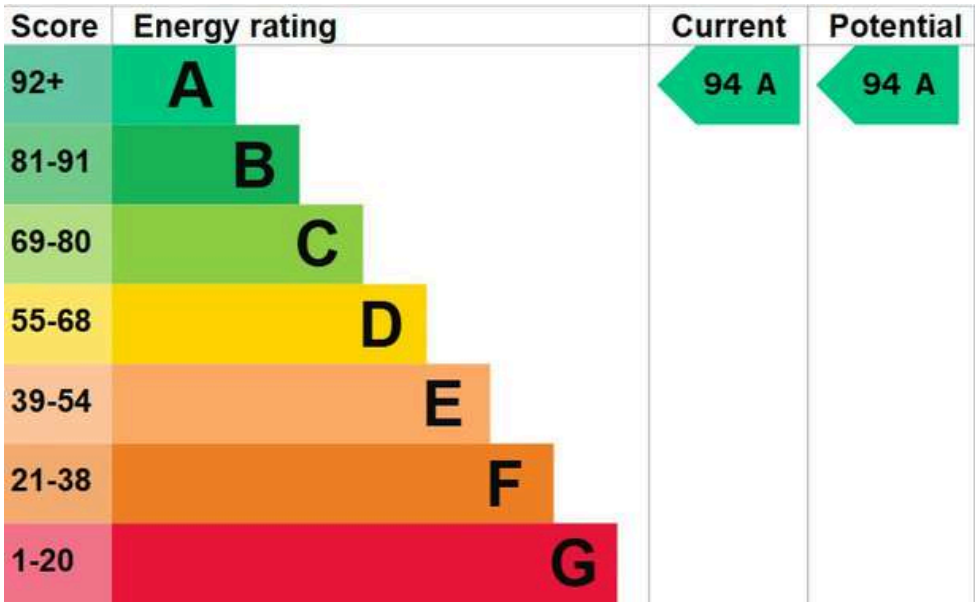
The golf courses are a great attraction with the National Golf Centre (Woodhall Spa Golf Club) being the home of English golf. The historic 'Hotchkin' course is often ranked amongst the top courses in the world and is a fine course to play. It's been an inspiration both to future champions and to golf course designers alike.

For families there are endless walks in the stunning countryside, Jubilee Park with its outdoor swimming pools, trips to the nearby coast or shopping in the historic city of Lincoln. There's even the 'Kinema In The Woods' which is an experience in itself.

Regarding public transport there are regular bus services to Lincoln and Boston and if you're wanting to go further afield trains to London from Lincoln take less than two hours.
Education is served by a Church Of England primary school and there's also a private nursery and school. Secondary schooling is provided in nearby Horncastle or Tattershall.



Overall Woodhall Spa offers a great location for either raising a family or retiring to the stunning countryside.



Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words:///speaker.prowling.relegate

Directions

From Horncastle, take the B1191 towards Woodhall Spa, continuing through Martin. On entering Woodhall Spa, continue towards the village centre and turn onto Tattershall Road (B1192). Follow Tattershall Road and turn into Skylark Avenue, where number 6 can be found on the right hand side.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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