



Willow Farm, Blankney Fen
Woodhall Spa, Lincolnshire LN10 6XH

£330,000





Willow Farm

Blankney Fen, Lincolnshire LN10 6XH

Lincoln – 15 miles

Grantham – 30 miles (with East Coast rail link to London)

Boston – 21 miles

Woodhall Spa – 4 miles

(Distances are approximate)

A former farmhouse pleasantly situated along a single track road to a most appealing rural Lincolnshire setting. Internally the property has been thoughtfully extended and is enhanced by a wide range of flexible accommodation including four bedrooms, two reception rooms, conservatory and large living kitchen. Outside there is ample parking, enclosed gardens and covered outside entertaining area. The shopping, social and educational facilities can be found within the nearby inland resort of Woodhall Spa.

Accommodation

Preferred entrance into the property is from the rear, through a uPVC door leading into:

Entrance Lobby

With staircase to main bedroom and having wood effect flooring, radiator and power points. There is a door to living kitchen, utility room and to:

Cloakroom

With a low-level WC, wash hand basin over vanity cupboard and heated towel rail.



Utility Room

With fitted worksurface to one wall over space and plumbing for washing machine and tumble dryer. There is wood effect flooring, heated towel rail and power points.

Living Kitchen 27' 9" x 14' 0" (8.45m x 4.26m)

As superb room being the 'Hub' of the home and having a range of fitted units comprising one and a half stainless steel sink drainer inset to worksurface over base units including integral dishwasher. There is a range oven with five ring electric hob, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, radiator, power points, uPVC patio doors to covered outside entertaining area and uPVC doors to:

Conservatory

Overlooking and having uPVC to the garden with wood effect flooring, and power points.

Lounge 16' 5" x 12' 1" (5.00m x 3.68m)

A dual aspect room with cast iron stove set to decorative surround, coved ceiling, radiator, power points, staircase two to first floor and door to:

Front Lobby

With storage area, uPVC door to front of property and door to:



Home Office 12' 1" x 11' 1" (3.68m x 3.38m)

With front aspect and having a range of full height fitted cupboards, radiator and power points.

First Floor

Main Bedroom 19' 7" x 11' 1" (5.96m x 3.38m)

With its own staircase from the first floor this room has far reaching views over open countryside, radiator, power points, door to bedroom 4/dressing room and door to **En-Suite** with a suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is a heated towel rail and extractor fan.



Bedroom 4 13' 10" x 10' 9" (4.21m x 3.27m)

Being off the main bedroom with far reaching views, radiator, power points and door to:

Landing

With door to:

Bedroom 2 16' 6" x 11' 1" (5.03m x 3.38m)

Again, with far reaching rural views and having radiator and power points.

Bedroom 3 12' 1" x 8' 1" (3.68m x 2.46m)

With side views and having radiator and power points.

Bathroom 8' 1" x 6' 8" (2.46m x 2.03m)

With a suite comprising free standing bath, pedestal wash hand basin and a low-level WC. There is coved ceiling and a heated towel rail.

Outside

The property is approached over a shared gavel driveway with ample parking for several vehicles to the side. The enclosed gardens are predominantly laid to lawn with a wide variety of shrubs to borders. There is a large covered outside entertaining area to the side with patio doors leading to living kitchen.

Further Information

Mains water and electricity with drainage to a private system. Biomass heating.

Local Authority: North Kesteven District Council, Kesteven Street, Sleaford, Lincolnshire NG34 7EF. Tel No: 01529 414155

DISTRICT COUNCIL TAX BAND = C

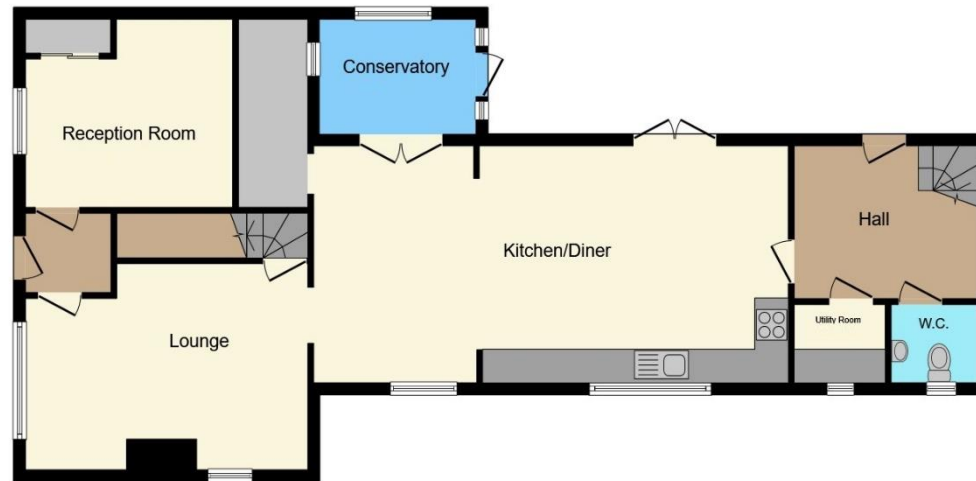
EPC Rating = F

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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.







Ground Floor



First Floor