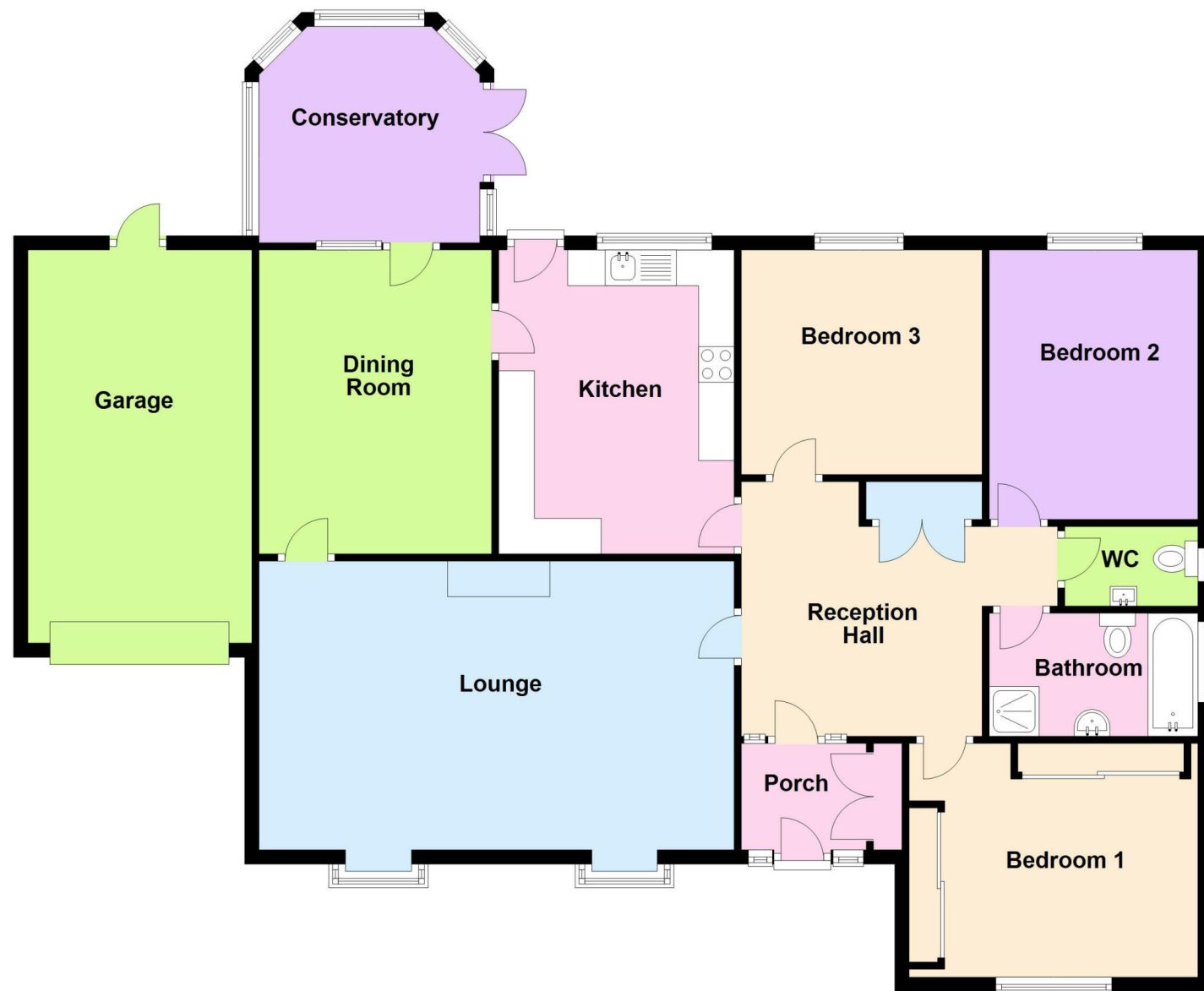


**Tower Drive, Woodhall Spa,  
Lincolnshire**

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Ground Floor**



**2 Tower Drive, Woodhall Spa, Lincolnshire, LN10 6UG**

**£465,000 Freehold**

Winkworth are delighted offer for sale this immaculately presented and recently improved Three Bedroom detached bungalow situated in the charming village of Woodhall Spa. This lovely Bungalow sits on a generous sized plot with a new resin driveway offering ample off street parking leading up to Garage. The full accommodation comprises of Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Three Bedrooms, Family Bathroom, Cloakroom and Garage.

A viewing is highly advised.

Spacious Detached Bungalow | Well Maintained Gardens | Immaculately Presented Throughout | Ample Parking | New Resin Driveway | Three Double Bedrooms | Generous Sized Plot | Extremely Desirable Location | Viewing Highly Advised

**Winkworth**

Winkworth Sleaford | 01529 303377 | [sleaford@winkworth.co.uk](mailto:sleaford@winkworth.co.uk)

[winkworth.co.uk/sleaford](http://winkworth.co.uk/sleaford)

See things differently.

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**Winkworth**

See things differently.

**ACCOMMODATION**

Entrance Hall

Cloakroom

Living Room - 22'1" x 13'4" (6.73m x 4.06m)

Dining Room - 13'9" x 10'9" (4.2m x 3.28m)

Kitchen - 13'9" x 10'8" (4.2m x 3.25m)

Conservatory - 9'3" x 9'3" (2.82m x 2.82m)

Bedroom One - 13'5" x 10'9" (4.1m x 3.28m)

Bedroom Two - 12'6" x 9'10" (3.8m x 3m)

Bedroom Three - 11'10" x 10'4" (3.6m x 3.15m)

Family Bathroom

Garage - 17'9" x 8'8" (5.4m x 2.64m)



**LOCAL AUTHORITY**

East Lindsey District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

D