

## 2 Bed Semi-Detached In Alexandra Road Lincolnshire, Woodhall Spa, LN10 6RE

£78,750





## SHORT DESCRIPTION

Property Ref: 15244 Charming 2-Bedroom Semi-Detached Home on Alexandra Road, Woodhall Spa, Lincolnshire, LN10. Nestled in the heart of the sought-after village of Woodhall Spa, this delightful two-bedroom semi-detached house offers a wonderful opportunity for first-time buyers, downsizers, or investors alike. Set on a generous plot, the home boasts a welcoming frontage with off-street parking for two vehicles and a neatly maintained front garden. To the rear, a private garden provides the perfect space for relaxation or family gatherings. Built with durable cavity brick construction and finished in attractive pointed brickwork, the property stands solid beneath a pitched, concrete-tiled roof. Inside, the house features a practical layout with a bright and airy living room, a well-appointed kitchen, two comfortable bedrooms, and a modern family bathroom. The home benefits from suspended concrete floors and quality uPVC double-glazed windows throughout. Ideally located on Alexandra Road, you'll enjoy the charm of Woodhall Spa — renowned for its boutique shops, cafes, and beautiful surroundings — all while having excellent transport links within easy reach. This is a well-built, low-maintenance home offering space, character, and a great location. Property Type: Semi-detached Full selling price: £225000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 35% Share price: £78750.00 Monthly rent based on 35% share: £297.04 Remaining lease (In Year): 89 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £593.31 Council tax band: A EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Outside Space: Front Garden, Rear Garden Parking: Off street Heating Type: Gas central heating Possession of the property: Occupied

2

Bed Room(s)

1

Bath Room(s)

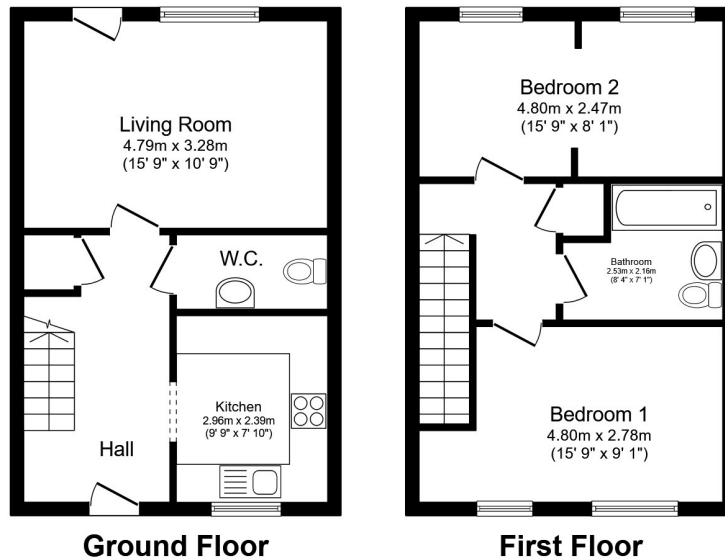
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





Total floor area 73.0 sq.m. (786 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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