



28 St. Leonards Avenue
Woodhall Spa, Lincolnshire, LN10 6TA

£359,950

5 Bedroom Detached House

- Freehold
- Large Five Bedroom Detached House
- Popular Residential Location
- Ample Off Road Parking, Single Garage and Brick Built Office/Outbuilding
- Stylish Interior with Spacious Rooms
- Heart Of the Home Living Kitchen With Centre Island
- Utility Room and Downstairs W/C
- Viewing Essential
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 28 St. Leonards Avenue, Woodhall Spa, Lincolnshire, LN10 6TA](#)



Overview

Pygott and Crone are pleased to present this beautifully maintained and spacious detached house, situated in Woodhall Spa, a highly sought-after location. Carefully updated and renovated by the current owners, this stylish family home offers modern, versatile living throughout. A viewing is strongly recommended to fully appreciate its appeal.

The property features a generous driveway to the front, providing ample off-road parking for multiple vehicles, along with a single garage with internal access. To the rear, there is a well-maintained lawned garden with a patio area, garden shed, and a detached brick-built outbuilding with patio doors, offering additional flexible space.

Inside, the accommodation comprises: an entrance hall, a lounge with a feature fireplace, and the 'heart of the home' – a modern living kitchen with stylish units, a central island, and integrated appliances. There is also a utility room and cloakroom on the ground floor. Upstairs, the property offers five bedrooms and a family bathroom, providing excellent space for family living.

Please see the floor plan below for a detailed layout of the property.

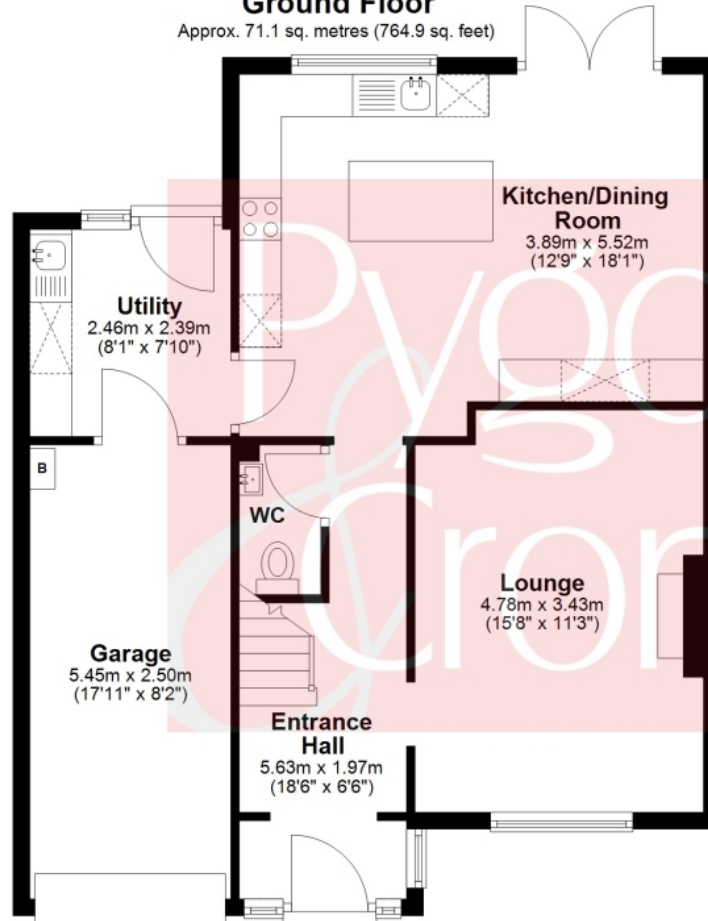




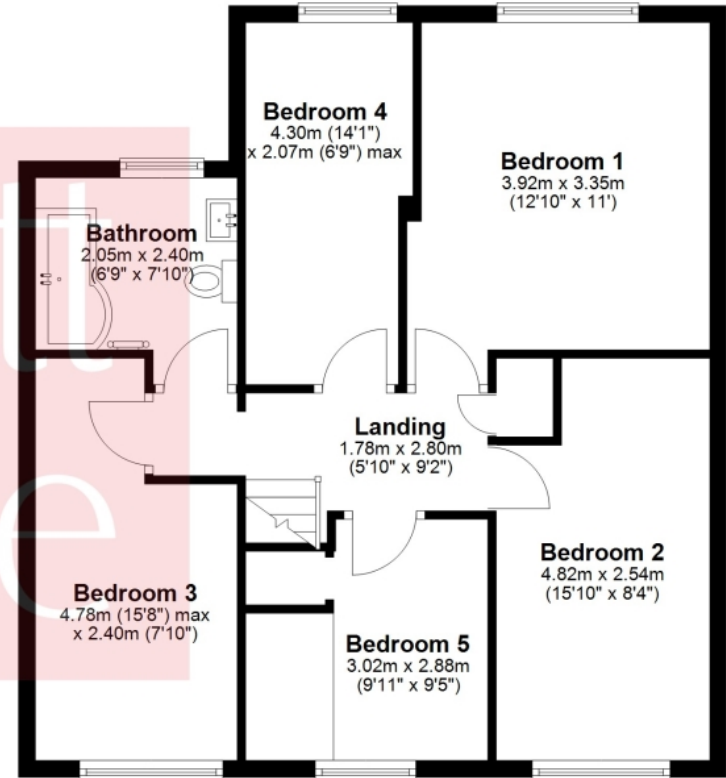
Outbuilding
Approx. 11.2 sq. metres (120.8 sq. feet)



Ground Floor
Approx. 71.1 sq. metres (764.9 sq. feet)



First Floor
Approx. 65.3 sq. metres (702.9 sq. feet)



Total area: approx. 147.6 sq. metres (1588.6 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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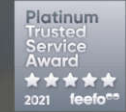
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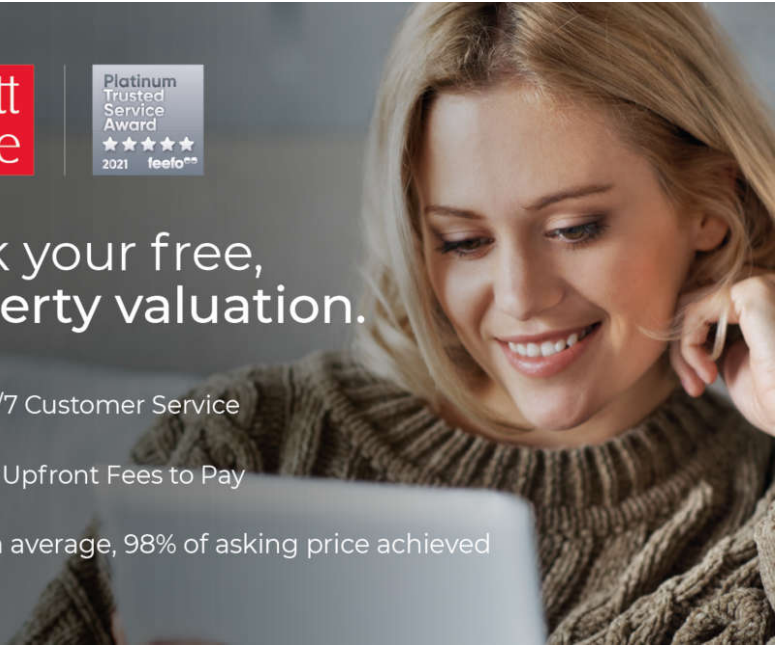






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is on the market with our Boston branch

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