



- Detached House
- Large Rear Garden
- 4 Bedrooms
- Extended Ground Floor Accommodation

- Open Plan Layout
- Generous Driveway Parking
- Ideal Family Home
- Walking Distance To Woodhall Spa Amenities

Welton, Witham Road, Woodhall Spa, LN10 6RD,
£495,000





Situated on Witham Road within the popular Woodhall Spa is this extended detached family home boasting 4 first floor bedrooms and ideal for a growing family. The ground floor comprises of a welcoming entrance hall with a bay fronted lounge featuring a gas fireplace, sitting room which is also utilised as bedroom 5, a ground floor 4 piece bathroom, access to extensive lounge diner measuring 26'0" x 21'5" with French doors leading onto the rear garden with separate lounge and dining areas. This opens out into the kitchen with a range of base level units and a fitted double oven. Rising to the first floor are 3 double bedrooms supported by bedroom 4 measuring 7'9" x 6'10" all bedrooms benefit from a use of modern first floor shower room. Furthermore the property comes with an extensive plot which is ideal for those looking for a large garden being mostly laid to lawn with a selection of fruit trees with patio seating area perfect for entertaining and relaxing with guests, the property benefits from a large driveway with 2 entry points. Witham Road is situated within walking distance to Woodhall Spa's Broadway, arguably the most desirable area in Woodhall Spa known for its friendly atmosphere and a wealth of amenities with an array of independent stores, Royal Air Force, Woodhall Spa golf club also known as 'home of England golf', Kinema in the woods cinema, restaurants and bars. For more information or viewing requests, contact Starkey&Brown. Council tax band: D. Freehold.



Entrance Hall

Having stairs rising to first floor, radiator, understairs storage cupboard and front door entry to front aspect. Access to lounge and bedroom 5/sitting room.

Lounge

11' 11" x 12' 0" (3.63m x 3.65m)

Having radiator, uPVC double glazed bay window to front aspect, gas fireplace, wood flooring and radiator.

Bedroom 5/Sitting Room

11' 10" x 11' 11" (3.60m x 3.63m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

10' 2" x 6' 8" (3.10m x 2.03m)

Having a 3 piece suite comprising of a panelled bath, low level WC, pedestal hand wash basin unit, chrome heated hand tiled rail, shower cubicle, uPVC double glazed obscured window to side aspect and extractor unit.

Lounge Diner

26' 0" max x 21' 5" (7.92m x 6.52m)

Having 2 French doors leading to side aspect and rear garden, 2 radiators, separate loft (insulated), built-in storage units and opening into:

Kitchen

13' 6" x 9' 6" (4.11m x 2.89m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, double oven, sink and drainer unit, uPVC double glazed window to front aspect.

First Floor Landing

Having loft access (insulated) and access to bedrooms.

Master Bedroom

11' 10" x 12' 0" (3.60m x 3.65m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 2

12' 0" x 11' 11" (3.65m x 3.63m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 3

13' 9" x 9' 11" (4.19m x 3.02m)

Having uPVC double glazed window to front and rear aspects and 2 radiators.

Bedroom 4 (Currently being utilised as a dressing room)

7' 0" x 6' 10" (2.13m x 2.08m)

Having uPVC double glazed window to front aspect and radiator.

Outside Rear

Having an enclosed garden with fenced and hedged peritmiers, being mostly laid to lawn with patio seating area, external timber built garden shed. Side access to the front of the property.

Outside Front

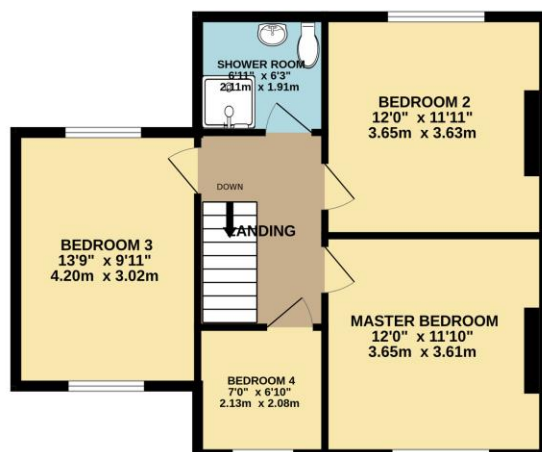
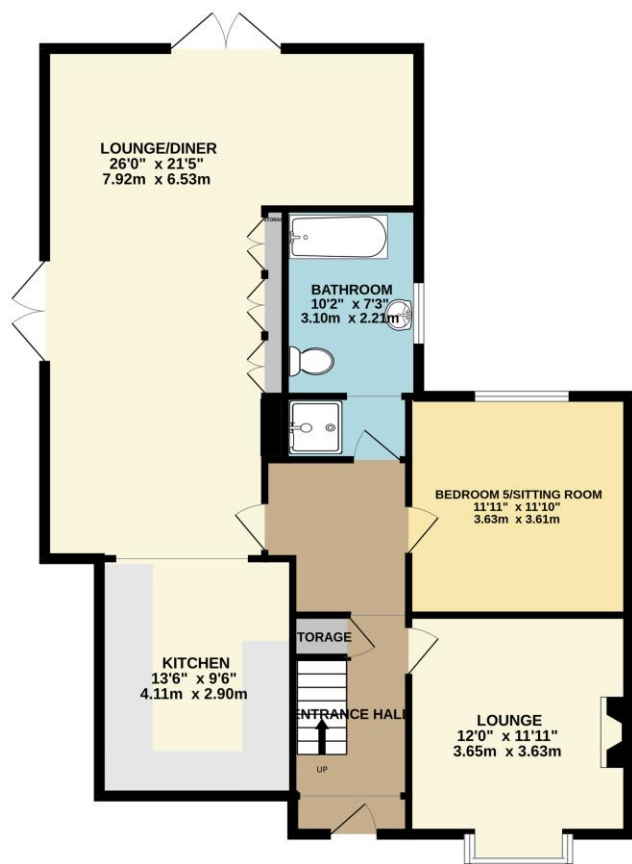
Having driveway parking for multi vehicles with 2 access points.





GROUND FLOOR
1074 sq.ft. (99.8 sq.m.) approx.

1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOU'R LOCAL PROPERTY PEOPLE