



Burgh Lodge, 130 Witham Road  
Woodhall Spa, Lincolnshire LN10 6RA

£420,000





# Burgh Lodge

## 130 Witham Road, Woodhall Spa

Lincoln – 19 miles

Grantham – 31 miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)

A four bedroom detached 1930s bungalow having been reconfigured and extended to provide a most appealing home. Internally the property is further enhanced by its high ceilings, en-suite main bedroom and sitting room and kitchen both having patio doors to the large rear garden. There is an interesting room upstairs that is currently the fourth bedroom but would equally make an ideal home office or hobby room. Outside there is parking for many vehicles and garage. The large rear garden is mostly laid to lawn with timber recreation/summer house and brick-built workshop. The shopping, social and educational facilities of this most sought-after Lincolnshire village are within easy walking distance. A viewing of this most appealing home is highly recommended to fully appreciate the accommodation and grounds on offer.



### **Accommodation**

Entrance into the property is gained through a UPVC door leading to:

### **Entrance Lobby**

Having pattern tiled flooring, cloak hooks to one wall and glazed panel door to:



### **Reception Hall**

With built-in cloaks cupboard, coved ceiling, wood effect flooring, radiator, power points and door to:

### **Sitting Room 19' 2" x 13' 0" (5.84m x 3.96m)**

A room overlooking the rear garden through UPVC patio doors and having electric coal effect fire set to decorative surround. There are coved ceilings, radiator, power points, television point, understairs cupboard and staircase to first floor bedroom and door to:

### **Dining Kitchen 22' 1" x 12' 0" (6.73m x 3.65m)**

A dual aspect room including UPVC patio doors to the rear garden and having UPVC stable door to the side. The kitchen area has a wide range of stylish fitted units comprising one and a half sink drainer inset to worksurface over base units including integral dishwasher, washing machine and integrated waste bin. There is a five-ring gas hob, electric double oven, wall mounted cupboards and filter hood over the hob. The worksurface extends to provide a breakfast bar with further storage below. The dining area provide ample room for dining table positioned near the patio doors, there is coved ceiling, tiled flooring, radiator and power points.

### **Bedroom 1 12' 0" x 11' 3" (3.65m x 3.43m)**

With bay window to front aspect and having coved ceiling, radiator, power points and door to **Bathroom En-Suite** with a white suite comprising panelled bath, separate shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator and decorative wall tiling.

### **Bedroom 2**

With deep bay window to front aspect and having coved ceiling, feature radiator and power points.

### **Bedroom 3 12' 8" x 8' 10" (3.86m x 2.69m)**

With side aspect and having radiator coved ceiling and power points.

### **Bathroom**

With a white suite comprising bath having side shower attachment taps, separate shower cubicle, wash hand basin over vanity unit and a low-level WC.



### First floor

Having staircase from the living room leading to:

### Bedroom 4/Home Office

A useful room currently providing a fourth bedroom but equally would make an ideal home office or hobby room. There is triple aspect over the rear garden and having good storage and power points.

### Outside

The property is approached over a gravelled driveway providing ample parking for several vehicles, turning area and leads to **Timber Garage 23' 5" x 9' 9" (7.13m x 2.97m)** with power, lighting and service door to the side. The remaining front garden has mature hedge to front border. The enclosed rear garden is predominantly laid to lawn with a variety of decorative shrubs to borders. There are two timber garden sheds and a **Timber Summerhouse/Recreation Room 23' 0" x 9' 0" (7.01m x 2.74m)** having power, lighting and double doors to covered veranda. To the far end of the garden is a **Brick-Built Workshop 19' 0" x 12' 9" (5.79m x 3.88m)** separated into two sections, provides good storage or workshop.

### Further Information

All mains services. Gas central heating. UPVC double glazing.  
**Local Authority:** East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111  
 DISTRICT COUNCIL TAX BAND = C  
 EPC Rating = D

**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.

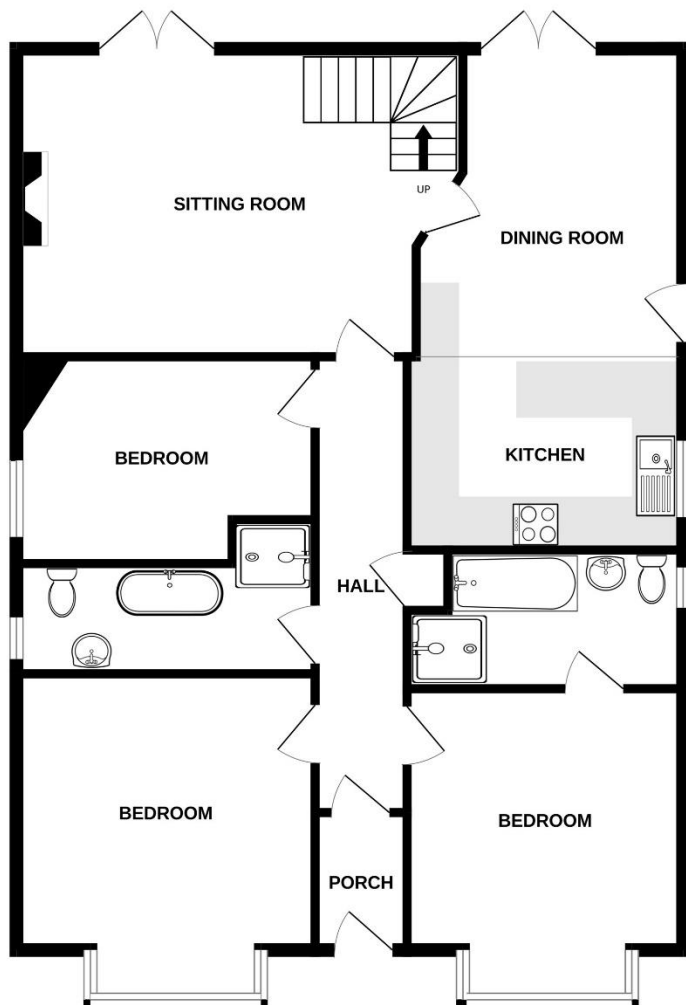
**THESE PARTICULARS WERE PREPARED APRIL 2023**

**Property Reference: WO0001 6192**

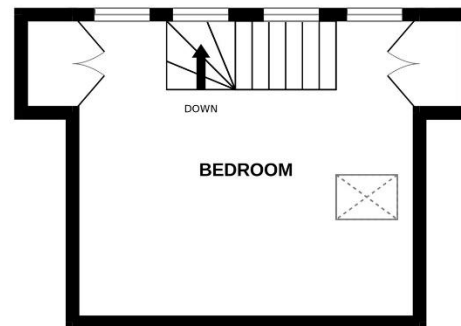




GROUND FLOOR  
1133 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR  
216 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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.  
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