



150 Witham Road

Woodhall Spa, Lincolnshire LN10 6RA

£410,000

**BELL**  
ROBERT BELL & COMPANY



# 150 Witham Road, Woodhall Spa, Lincolnshire LN10 6RA

Lincoln – 18 miles

Grantham – 32 miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)

A most appealing Edwardian three-bedroom home of some considerable appeal providing a deceptively spacious range of flexible accommodation including two reception rooms and ground floor bedroom with en-suite. The property has many period style features such as deep moulded cornices, picture rails, cast iron fireplaces and pattern tiled flooring. Externally the property is further enhanced by its large attractively landscaped gardens, ample parking for many vehicles and detached garage, currently providing workshop and en-suite annex bedroom. The shopping social and educational facilities of the most sought-after Lincolnshire village are within easy walking distance. A viewing is highly recommended to fully appreciate the standard of fitment and setting on offer.



Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies approximately six miles away and stands in the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.

## **ACCOMMODATION**

Entrance into the property with portico over is gained through a uPVC door leading to:

**Entrance Lobby** with staircase to first floor, pattern tiled flooring and door to:



**Ground Floor Bedroom** 12' x 12' (3.65m x 3.65m) having a front aspect; cast iron feature fire surround, deep moulded cornices, picture rails and ceiling rose. Door through to **En-Suite** 7' 5" x 7' 5" (2.26m x 2.26m) comprising panelled bath with shower attachment taps, pedestal wash hand basin, low-level WC, heated towel rail and ceiling spot lights.

**Snug** 12' x 12' (3.65m x 3.65m) having front aspect; cast iron stove set to tiled hearth, deep moulded cornices, picture rails, pattern tile flooring, built-in under stairs cupboard and glazed panel door to:

**Breakfast Kitchen** 19' x 9' 10" (5.79m x 2.99m) with side aspect; having an extensive range of fitted units comprising one and a half bowl sink unit with drainer and instant hot water tap, over base units, two integrated fridges below. There is a five-ring gas hob with filter hood over electric oven, wall mounted cupboards above with down lighting. Glazed panel door to living room and door to:

**Utility Room** 12' 10" x 6' 3" (3.91m x 1.90m) with rear aspect; having sink with drainer inset to ample work surface over base units, two integrated freezers and space with plumbing for automatic washing machine. There is a deep recess ideal for coats and boots. A hardwood and glazed door provides access to the side of the property and door to:

**Cloakroom** with close coupled WC, wash hand basin over vanity unit, heated towel rail and two shaver points.

**Living Dining Room** 21' x 16' 4" (6.40m x 4.97m) max of L-shaped proportions] a superb dual aspect room including uPVC patio doors to rear garden. There is coved ceiling, wood effect flooring and ceiling spot light fittings.

**First Floor - Galleried Landing** with ornate iron balustrade, deep built in linen cupboard, deep moulded cornices, ceiling rose and door to:

**Bedroom 2** 12' x 12' (3.65m x 3.65m) having front aspect; cast iron feature fireplace, ceiling rose and deep moulded cornices.

**Bedroom 3** 12' x 9' 9" (3.65m x 2.97m) having front aspect; coving and ceiling rose.

**Shower Room** having deep shower cubicle, wash hand basin over vanity unit, low level WC, shaver socket and heated towel rail. Full height tiling to all walls.





## OUTSIDE

The property is approached over a graveled driveway providing ample parking for numerous vehicles and access to former detached garage. The garage is currently configured as **Workshop 18'10" x 11'4" (5.74m x 3.45m)** having a stainless-steel twin sink inset to work surface to one side, strip lighting and power points. Patio doors to the side give access to **Annex Bedroom 12' x 11'5" (3.65m x 3.48m)** with aircon/electric heater, deep walk-in wardrobe and door to **En-Suite** having corner shower cubicle, pedestal wash hand basin and a low level w.c. The enclosed rear garden is mostly laid to lawn with an extensive and thoughtfully designed area of colourful plants and shrubs to central border, decked seating area and paved patio off the living room. The remaining garden is laid to lawn with and timber store.

## Further Information

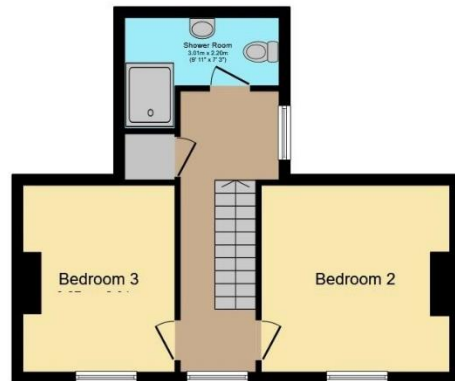
All mains services. Gas central heating. UPVC double glazing.  
**Local Authority:** East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = D

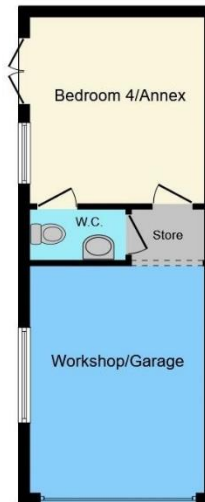
EPC Rating = E



Ground Floor



First Floor



Outbuilding

**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.



19 Station Road, Woodhall Spa.. LN10 6QL  
 Tel: 01526 353333  
 Email: woodhallspa@robert-bell.org

www.robert-bell.org

