



202 Witham Road  
Woodhall Spa, Lincolnshire LN10 6QX

£675,000

**BELL**  
ROBERT BELL & COMPANY





# 202 Witham Road

## Woodhall Spa, Lincolnshire LN10 6QX

Lincoln – 17 miles

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

Boston – 20 miles

(Distances are approximate)

A thoughtfully designed detached home of some considerable appeal pleasantly situated to lawned gardens of just over one acre having most appealing views over the Lincolnshire countryside. Internally the property is enhanced by underfloor heating to ground floor, three double bedrooms, superb living kitchen, lounge and conservatory cleverly positioned to best enjoy views over the garden and open countryside beyond. Outside the property has ample parking for several vehicles, large integral double garage and timber outbuildings. The shopping, social and educational facilities can be found within this most sought-after village along with many pleasing walks close by including the water railway along the River Witham. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.



### Accommodation

Entrance into the property inset to storm porch is gained through a uPVC door into:

### Reception Hall

With built-in cloaks cupboard, coved ceiling, staircase to the first floor and door to:

### Lounge 18' 3" x 13' 0" (5.56m x 3.96m)

A dual aspect room and having gas coal effect fire set to decorative surround, coved ceiling and sliding patio door to:





### **Conservatory 17' 5" x 11' 2" (5.30m x 3.40m)**

A superb room, overlooking the lawned gardens and open countryside. French doors to the garden.

### **Living Kitchen**

A striking triple aspect room and the 'Hub' of the home, an ideal area for the family to congregate and formal gatherings.

### **Kitchen Area 10' 0" x 8' 1" (3.05m x 2.46m)**

Has a range of stylish fitted units comprising sink drainer inset to worksurface over base units including integral dishwasher and fridge freezer. There is a four-ring gas hob, electric double oven, wall mounted cupboards above and filter hood over the hob, coved ceiling and inset spot lights.

### **Dining Area 17' 7" x 15' 4" (5.36m x 4.67m)**

Is conveniently positioned having coved ceiling and door to utility room.

### **Living Area 12' 8" x 10' 10" (3.86m x 3.30m)**

A natural light filled room overlooking and having sliding patio doors to the rear garden.

### **Utility Room**

With a range of fitted units comprising stainless steel single drainer inset to worksurface over base units including space and plumbing for washing machine. There are wall mounted cupboards above, larder cupboard to one side, service door to the integral double garage, uPVC door to the rear of the property and door to:

### **Cloakroom**

Being fully wall tiled and having a low-level WC, wash hand basin, heated towel rail and ceiling spot lights.

### **Ground Floor Bedroom 12' 9" x 10' 10" (3.88m x 3.30m)**

With front aspect and having storage cupboard, coved ceiling and door to **En-Suite** being fully wall tiled and having a white suite comprising shower cubicle, wash hand basin over vanity unit and a low-level WC. There is ceiling spot lights and a heated towel rail.







## First Floor

### Landing

With built-in airing cupboard and door to:

### Bedroom 2 18' 4" x 12' 8" (5.58m x 3.86m)

With pleasing views and having a range of fitted wardrobes, vanity unit and bedside cabinets. There is a radiator and coved ceiling.

### Bedroom 3 18' 4" x 12' 10" (5.58m x 3.91m)

Again, with pleasing views over the garden and having a range of fitted wardrobes, matching bedside cabinets and radiator.

### Bathroom

Being fully wall tiled and having a white suite comprising panelled bath, corner shower cubicle, wash hand basin over vanity unit and a low-level WC. There are ceiling spot lights and a heated towel rail.

### Outside

The property is approached over a driveway providing ample parking for several vehicles and leads to **Integral Double Garage 26' 5" x 17' 3" (8.05m x 5.25m)** with two electric up and over doors, strip lighting, power points and service door into the property. The grounds of just over one acre are predominantly laid to lawn with a variety of trees and views over open countryside. There is an appealing patio area to the rear with raised flower beds and two useful timber store sheds.

### 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 = E  
EPC Rating = C

**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.

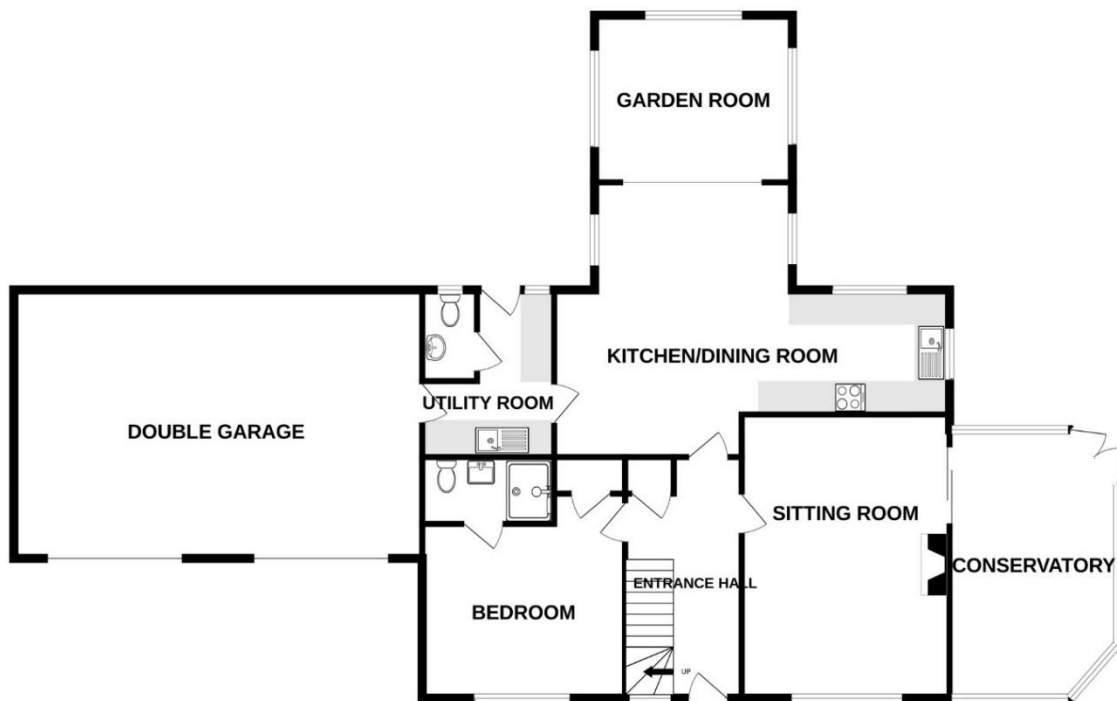








GROUND FLOOR  
1761 sq.ft. (163.6 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 2326 sq.ft. (216.1 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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