



125 Witham Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6RB

£575,000

BELL



125 Witham Road

Woodhall Spa, Lincolnshire LN10 6RB

Lincoln – 18 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A superb four bedroom detached family home of some significant appeal pleasantly situated within large south facing gardens. Internally this thoughtfully designed property is enhanced by stylish dual aspect living kitchen and two reception rooms each having patio doors to the rear garden. Externally the property has ample parking for several vehicles, detached double garage and south facing rear garden with ideal outside entertaining area. The shopping, social and educational facilities are all within easy walking distance. Built in 2020 by well respected Broadgate Homes having the remaining building warranty.

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 its timber pillared storm porch is gained through a uPVC door into:

Reception Hall

Having staircase to the first floor with useful cloaks cupboard, coved ceiling, radiator, power points, door to living kitchen and door to:





Living Room 18' 0" x 11' 10" (5.48m x 3.60m)

A dual aspect room including bay window to the front and uPVC patio doors leading to the rear garden and patio. There are coved ceiling, radiator and power points.

Living Kitchen 18' 0" x 15' 3" (5.48m x 4.64m) main

A dual aspect room and including bay window to the front and views over the rear garden. There is a stylish range of fitted units comprising one and a half sink drainer inset to worksurface over base units including integral dishwasher. There is a four-ring electric hob, electric oven, wall mounted cupboards above with downlighting and filter hood over the hob. There is an integrated fridge over freezer, walk-in pantry with shelving, coved ceiling, tiled flooring, radiator, power points, door to utility room and open doorway to:

Family Room 11' 9" x 9' 10" (3.58m x 2.99m)

A triple aspect room including uPVC patio doors to the rear garden, there are coved ceilings, radiator, power points and deep storage cupboard.

Utility Room 8' 1" x 5' 10" (2.46m x 1.78m)

With side aspect and having sink drainer inset to worksurface over base units and space with plumbing for washing machine. There is coved ceiling, tiled flooring, radiator, power points, glazed panel door to the rear garden and door to:

Cloakroom

With a low-level WC, wash hand basin, coved ceiling and radiator.

First Floor

Landing

Overlooking the rear garden and having built-in airing cupboard, coved ceiling, radiator, power points and door to:

Bedroom 1 13' 8" x 11' 10" (4.16m x 3.60m)

Overlooking the south facing rear garden and having radiator, coved ceiling, power points and door to **En-Suite**, having a white suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling and a heated towel rail.

Bedroom 2 11' 10" x 9' 1" (3.60m x 2.77m)

With front aspect and having coved ceiling, radiator and power points.





Bedroom 3 14' 10" x 8' 5" (4.52m x 2.56m)

With views over the rear garden and having coved ceiling, radiator and power points.

Bedroom 4 9' 10" x 8' 5" (2.99m x 2.56m)

Currently used as a dressing room, overlooking the rear garden and having coved ceiling, radiator and power points.

Bathroom

With a white suite comprising panelled bath, separate shower cubicle, pedestal wash hand basin and a low-level WC. There is tiled flooring, a heated towel rail, coved ceiling and shaver point.

Outside

The property is approached through a timber five bar gate, over a gravelled driveway providing parking, turning area and leads to **Detached Double Garage**, with two up and over doors, power, lighting and service door to the side. The remaining front garden is laid to lawn. The enclosed south facing rear garden is predominantly laid to lawn with a thoughtfully designed outside entertaining area laid to paving with an area and electric point for hot tub. There is a further seating area to far left corner and safety play area to the right.

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 = B

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.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

Email: woodhallspa@robert-bell.org

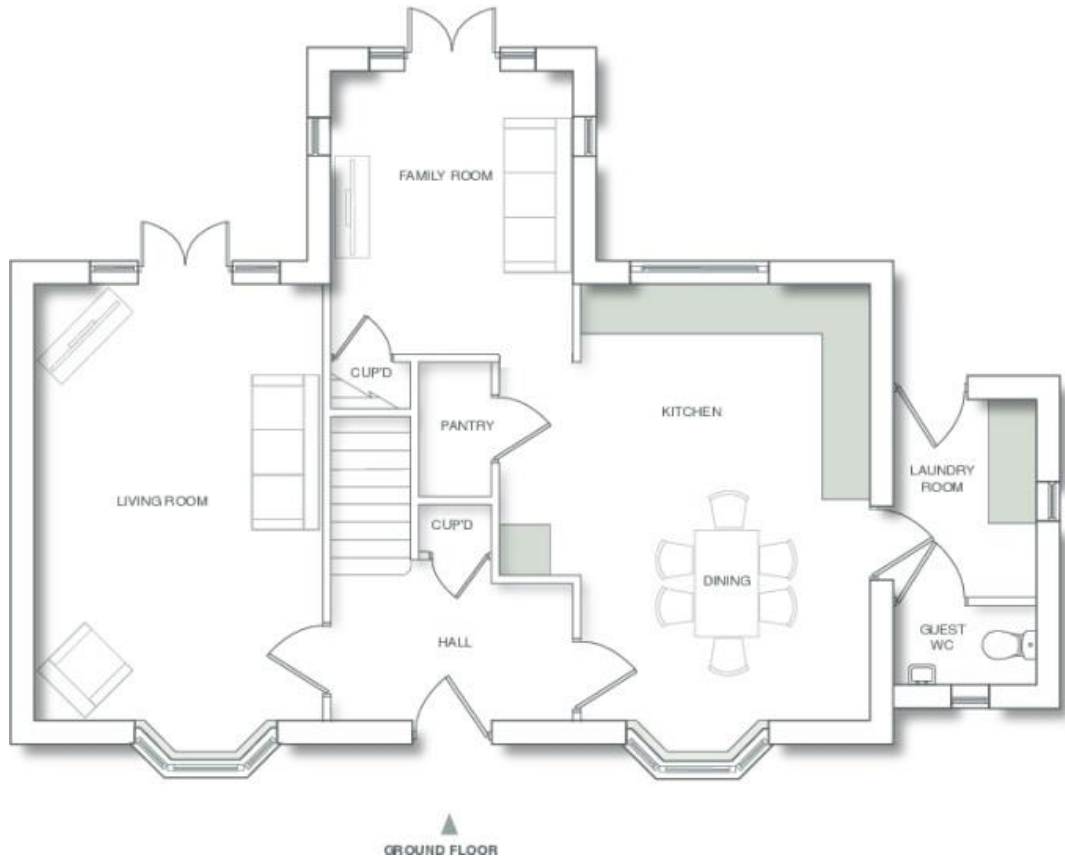
Website: <http://www.robert-bell.org>

Brochure prepared 17.07.2024





WOODHALL SPA PLOTS 5 & 19



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
 - The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
 - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
 - No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



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

www.robert-bell.org

