



57 Witham Road  
Woodhall Spa, Lincoln, Lincolnshire LN10 6RG

£240,000  
NO ONWARD CHAIN







## 57 Witham Road

Woodhall Spa, Lincolnshire LN10 6RG

Lincoln – 18 miles  
Grantham – 32 miles with East Coast rail link to London  
Boston – 17 miles

(Distances are approximate)

A bay fronted three bedroom semi detached house centrally located within easy access to the village centre. The property is an ideal family home with two reception rooms, sun room and large mature south facing rear gardens. The property has come to the market for the first time in 60 years and gives an exciting opportunity to update to your own specification or requirements. The property also benefits from off street parking and detached garage. The many shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the possibilities and gardens 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 is gained through a solid timber door leading into:

### **Reception Hall**

With staircase to the first floor and having radiator, power point and glazed panel door to:







**Kitchen 16' 0" x 6' 0" (4.87m x 1.83m)**

With side aspect and having fitted units comprising stainless steel sink drainer inset to worksurface over base units, wall mounted cupboards above and door to understairs storage cupboard. There are power points, glazed panel door to the side of the property leading to:

**Dining Room 11' 11" x 11' 11" (3.63m x 3.63m)**

Having wall mounted gas fire, full height fitted storage to alcove, radiator, power point, sliding door to garden room and glazed double doors to:

**Living Room 14' 1" into bay x 12' 0" (4.29m x 3.65m)**

With bay window to front and having gas coal effect fire set to decorative surround, coved ceiling, radiator and power point.

**Sun Room 11' 6" x 7' 5" (3.50m x 2.26m)**

Overlooking the south facing rear garden and having power point and glazed panel door to garden.

**First Floor**

**Landing**

With access to roof space, power point and door to:

**Bedroom 1 12' 1" x 12' 0" (3.68m x 3.65m) inc. wardrobe**

With front aspect and having two full height fitted double wardrobes, radiator and power point.

**Bedroom 2 12' 0" x 10' 0" (3.65m x 3.05m)**

Overlooking the rear garden and having radiator and power points.

**Bedroom 3 8' 8" x 8' 0"**

Overlooking the rear garden and having power points.

**Bathroom**

With a suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC and radiator.

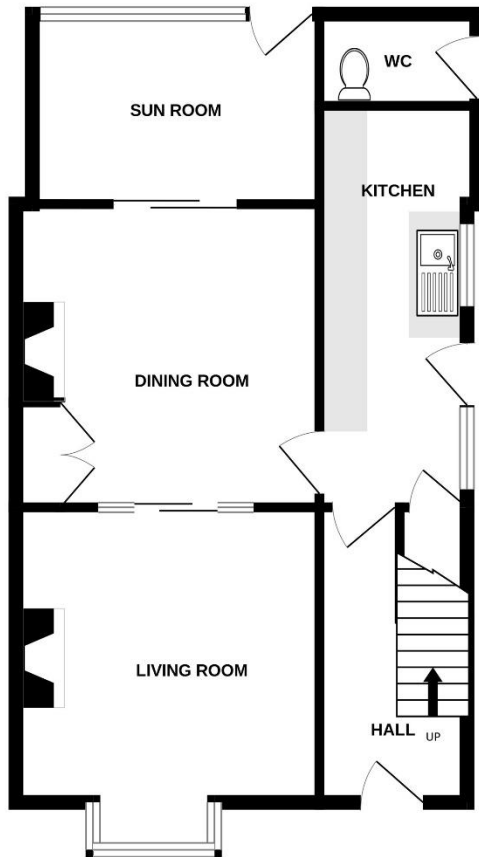
**Outside**

The property is approached over a driveway providing parking for several vehicles and leads to **Detached Garage**. The enclosed south facing rear garden is predominantly laid to lawn with a wide variety of mature shrubs to borders. There is an adjoining outside WC with low-level WC.

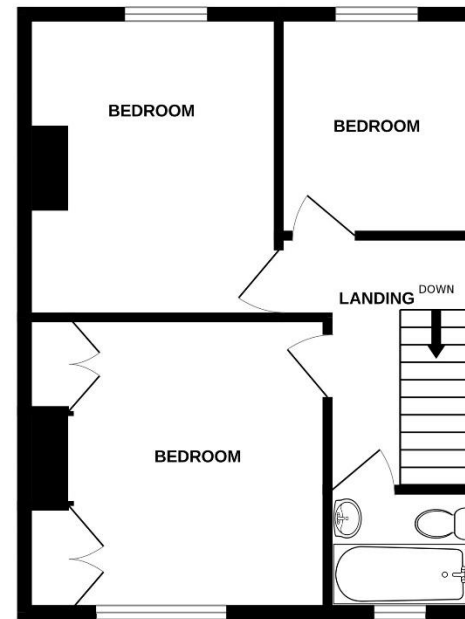




GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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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East Lindsey District Council  
Tax Band: C  
EPC Rating: E

**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.

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Brochure prepared 05.08.2024



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