



65 Mill Lane

Woodhall Spa, Lincolnshire LN10 6QZ

£375,000

NO ONWARD CHAIN

**BELL**  
ROBERT BELL & COMPANY





# 65 Mill Lane

## Woodhall Spa, Lincolnshire LN10 6QZ

Lincoln – 18 miles

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

Boston – 18 miles

(Distances are approximate)

A three bedroom detached bungalow pleasantly situated to the fringe of this most sought-after Lincolnshire village. Internally the property is enhanced by lounge/diner, large sunroom and integral garage. Outside the property has extensive parking and attractive westerly facing private rear gardens overlooking open countryside. The shopping, social and educational facilities are within reasonable walking distance including some attractive countryside walks including 'The Viking Way' and 'The Water Railway Trail' along the River Witham. A viewing is highly recommended to fully appreciate the setting and accommodation 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 to the property is gained through a UPVC door leading to:

### **Rear Porch**

With radiator and glazed panel door to:





**Lounge/Diner 17' 8" x 13' 3" (5.38m x 4.04m) extending to 21' 10" (6.65m)**

With front aspect and having coved ceiling, TV aerial point, two radiators, telephone point, glazed panel door to inner hall, UPVC door to garden room and glazed panel door to:

**Kitchen 9' 7" x 8' 1" (2.92m x 2.46m)**

With side aspect and having a range of fitted units comprising sink drainer inset to ample work surface over matching base units. There is a four-ring gas hob, electric double oven and wall-mounted cupboards above, including filter hood over hob. There are coved ceilings, power points and UPVC door to:

**Utility Room 8' 6" x 6' 0" (2.59m x 1.83m)**

Overlooking the side garden and having a range of fitted units comprising sink drainer inset to work surface over base units and space and plumbing for washing machine. There are power points and UPVC door to side of property.

**Sun Lounge 23' 5" x 9' 1" (7.13m x 2.77m)**

A large dual aspect room including UPVC patio door opening to rear garden. There is a radiator, power points and service door to garage.

**Inner Lobby**

With built-in airing cupboard housing gas combination boiler, access to roof space and door to:

**Bedroom 1 11' 4" x 9' 8" (3.45m x 2.94m)**

Overlooking the rear garden through UPVC patio door and having coved ceiling, radiator, telephone point and power point.

**Bedroom 2 10' 3" x 9' 8" (3.12m x 2.94m)**

With rear garden aspect and having coved ceiling, radiator and power points.

**Bedroom 3 8' 1" x 9' 5" (2.46m x 2.87m)**

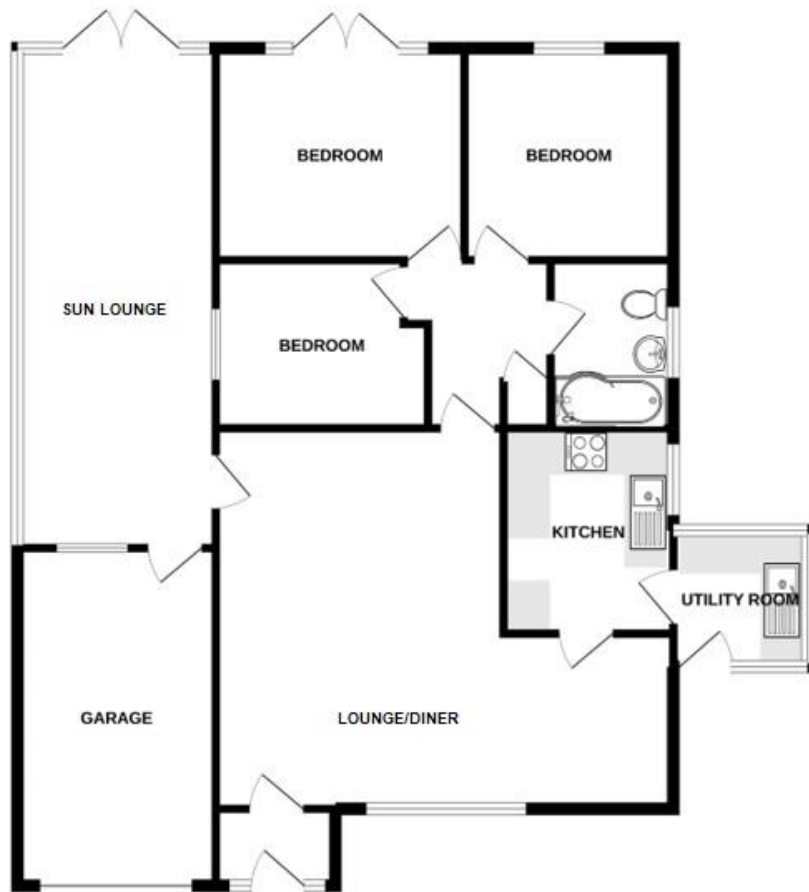
With aspect to garden room and having radiator and power points.

**Bathroom 8' 0" x 5' 5" (2.44m x 1.65m)**

Being fully wall tiled and having a white suite comprising panel bath, wash hand basin over vanity unit and a low-level WC wash hand basin over vanity cupboard and low-level WC. There is a heated towel rail, extractor fan and ceiling spot lights.



## GROUND FLOOR



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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## Outside

The property is approached over a gravelled driveway providing ample parking for several vehicles and leads to **Integral Garage 16' 11" x 9' 3" (5.15m x 2.82m)** with up-and-over door, power, lighting and service door to property. The remaining front garden is laid to ornamental shrubs and decorative gravel to borders with useful timber garden store. The enclosed private, west facing rear garden backs onto neighbouring paddock with rural views and is mostly laid to lawn with extensive paved patio area, a wide variety of shrubs to borders and timber garden shed.

## Further Information

All mains services. Gas central heating. UPVC double glazing.

**PV Solar Panels:** owned outright generating circa £1200 pa with the use of the energy as its being produced.

**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 = 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.



B135 Printed by Ravensworth 01670 713330