



**54 Mill Lane**  
Woodhall Spa, Lincoln, Lincolnshire LN10 6QZ

**£399,950**

**BELL**





## 54 Mill Lane

Woodhall Spa, Lincolnshire LN10 6QZ

Lincoln – 17 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

An outstanding home of some significant appeal pleasantly situated to the fringe of this highly sought after Lincolnshire village. The property has just undergone an extensive range of upgrading and thoughtfully extended to provide superb living accommodation including 30' x 15' living kitchen, two further reception rooms and three bedrooms. Notable features inside comprise majority underfloor heating to the ground floor, cast iron stove, utility room and quartz worksurface to the kitchen with integrated appliances. Outside the property has thoughtfully designed rear garden, brick outhouse and integral garage with electric door. The many shopping, social and educational facilities can be found within the village and there are several appealing countryside walks close by including the cycle path along the River Witham.



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 uPVC door leading into:





### Entrance Lobby

With wood effect flooring, ceiling spot lights and oak door to:

### Reception Hall

With staircase to the first floor and having wood effect flooring, ceiling spot lights, radiator, power points, door to dining room and door to:

### Snug/Home Office 13' 7" x 12' 0" (4.14m x 3.65m)

A quiet room away from the main living accommodation with bay window to the front aspect and having feature fireplace with stone heart, telephone point and power points.

### Dining Room 13' 9" x 12' 8" (4.19m x 3.86m)

Set centrally within the home having clear view cast iron stove set to stone hearth and timber mantle. There is shelving and log store to chimney alcove with down lighting, wood effect flooring, power points and wide-open doorway to:

### Living Kitchen 30' 0" x 14' 8" (9.14m x 4.47m)

A striking room and the 'Hub' of this superb family home, ideal for family gatherings or everyday meal times. Overlooking the rear garden through bi-folding doors to the living area with atrium glazed roof providing excellent natural light. The kitchen area has an extensive range of stylish fitted units comprising moulded sink inset to Quartz worksurface over base units including integral dishwasher and full height fridge. There is a five-ring gas hob, two electric fan ovens, wall mounted cupboards above with down lighting and filter hood over the hob. There is a central island unit providing further worksurface, breakfast bar and storage below. The room has wood effect flooring, ceiling spot lights, power points and door to:

### Utility Room 12' 7" x 11' 2" (3.83m x 3.40m)

With side aspect and having a range of fitted units comprising porcelain sink drainer inset to worksurface over base units. There is further worksurface to adjoining wall over base units with larger cupboard, space and plumbing for washing machine and tumble dryer, larger cupboard and wall mounted cupboards above. There is door to shelved **Pantry** and door to **Deep Cloaks Cupboard**. There is wood effect flooring, water softener, uPVC door to side of property, service door to garage and door to:





### **Cloakroom**

With a low-level WC, wash hand basin over vanity unit and wood effect flooring.

### **First Floor**

#### **Landing**

With side aspect, power points and door to:

#### **Bedroom 1 12' 9" x 11' 10" (3.88m x 3.60m)**

Overlooking the rear garden and having ceiling spot lights, radiator and power points.

#### **Bedroom 2 14' 1" x 10' 1" (4.29m x 3.07m)**

With front aspect and having ceiling spot lights, radiator and power points.

#### **Bedroom 3 8' 9" x 8' 0" (2.66m x 2.44m)**

With front aspect and having ceiling spot lights, radiator and power points.

#### **Bathroom 7' 3" x 5' 10" (2.21m x 1.78m)**

A stylish bathroom with a suite comprising tiled shower cubicle, carved stone wash hand basin over vanity unit and a low-level WC. There is tiled flooring, ceiling spot lights and a heated towel rail.

### **Outside**

The property is approached over a gravelled driveway providing ample parking for several vehicles and leads to **Integral Garage** with electric roller door, power, lighting and service door to the accommodation. The enclosed rear garden is thoughtfully designed with full width patio off the living room, central lawn, further paved patio and **Brick and Tiled Outhouse**.







### 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 = B  
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.

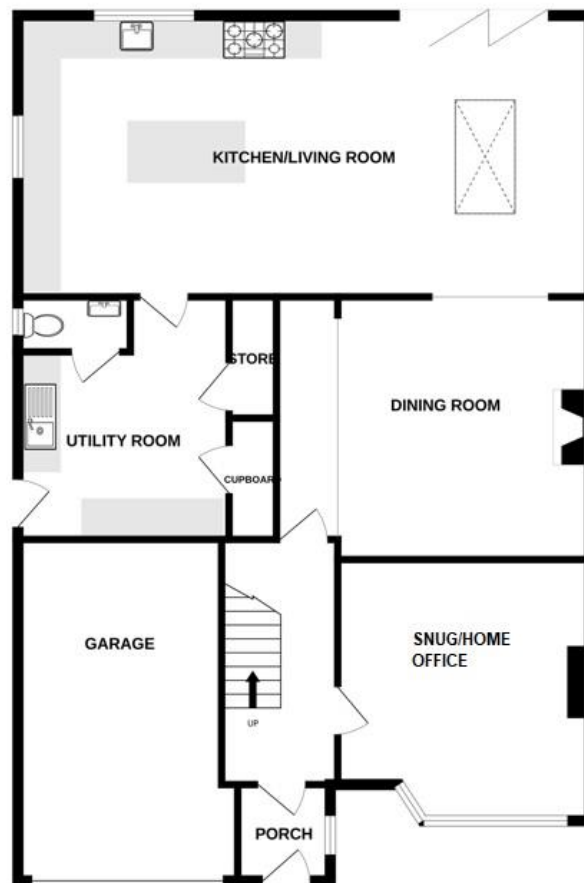
**VIEWING:** By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333  
Email: [woodhallspa@robert-bell.org](mailto:woodhallspa@robert-bell.org)  
Website: <http://www.robert-bell.org>

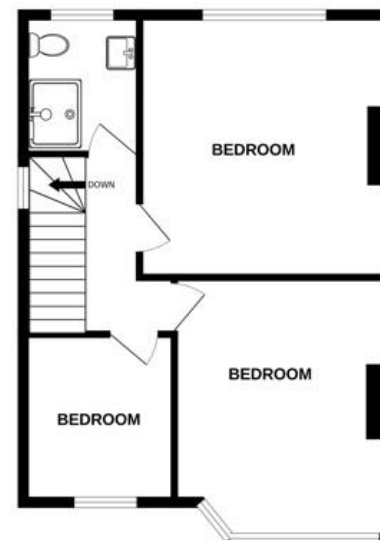
Brochure prepared 20.11.2024



GROUND FLOOR  
1317 sq.ft. (122.4 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1827 sq.ft. (169.7 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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19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333  
Email: woodhallspa@robert-bell.org

[www.robert-bell.org](http://www.robert-bell.org)

