



**43 Witham Road**  
Woodhall Spa, Lincoln, Lincolnshire LN10 6RG

**£335,000**

**BELL**





## 43 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)

43 Witham Road is a delightful three-storey family home, providing modern accommodation with four bedrooms and a child friendly secure rear garden with versatile outbuilding and storage. This semi-detached property is well-placed within walking distance of the range of services, amenities and leisure facilities available in the large, vibrant village of Woodhall Spa. Accommodation comprises a generous living room with bay window to the front, modern kitchen with dining room off and conservatory to the rear. The first floor provides two bedrooms and the family bath and shower room and the second floor having two further bedrooms.

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

Entered into the side through wood effect double glazed door.

### Reception Hall

With wood effect flooring, wooden doors to kitchen, cloakroom and into:



### Living Room

With uPVC double glazed bay window and internal shutters to front. There is an electric fire set to brick surround with tiled stand and oak overmantle, multiple power points, television aerial point and radiator.

### Cloakroom

With low-level WC, hand wash basin and wood effect flooring.

### Kitchen

With uPVC double glazed window to side, spot lights to ceiling and over-counter lights. There is an excellent range of storage units to base and wall levels, sink set to square edge wood effect worktop, integrated fridge-freezer, dishwasher and washing machine. There is a Lamona oven, microwave and Lamona induction hob, beneath extractor canopy, wood effect flooring, multiple power points, radiator and open doorway to:

### Dining Room

With radiator, multiple power points, wood effect flooring. uPVC double glazed French doors with matching windows alongside to rear and to:

### Conservatory

With uPVC double glazed windows to side and rear, French doors to side and uPVC ceiling. There is wood effect flooring, and multiple power points.

### First Floor

#### Landing

With uPVC double glazed window to side, multiple power points and wooden doors to bedrooms and bathroom.

#### Bedroom 1

With uPVC double glazed windows to front, decorative fireplace with television point over and flanked by fitted wardrobes. There is a radiator and multiple power points.

#### Bedroom 2

With uPVC double glazed window to side, fitted wardrobe, decorative fireplace, radiator and multiple power points.

### Family Bathroom

With uPVC double glazed obscure windows to side and rear and spot lights to ceiling. There is a high-level WC, pedestal sink, walk-in shower cubicle with tiled surround and free-standing bath on ball and claw feet with shower attachment. There is wooden flooring, heated towel rail and wooden door to cupboard housing gas fired Worcester boiler.







## Second Floor Landing

With light to wall and wooden doors to further bedrooms.

## Bedroom 3

With uPVC double glazed window to side, lights to wall, radiator, multiple power points and wooden door to eaves storage space.

## Bedroom 4

With uPVC double glazed gable end window to front, light to wall, decorative fireplace, radiator and multiple power points.

## Outside

The property is approached to the front up a gravelled driveway, providing off road parking space. The front is contained by metal railing; with timber fencing to the side.

The rear garden, contained by timber fencing with personnel gate leading to the drive, is a child and pet friendly secure space. Laid to lawn, the garden enjoys a southerly aspect, with paved patio bright and warm throughout the day. To the rear stands a pair of garden stores, adjacent to:

**Studio / Office** - with uPVC double glazed French doors to front, and spot lights to ceiling. There is a kitchen area with storage units to base and wall levels. There is tiled flooring and multiple power points.

## 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 = 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.

19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

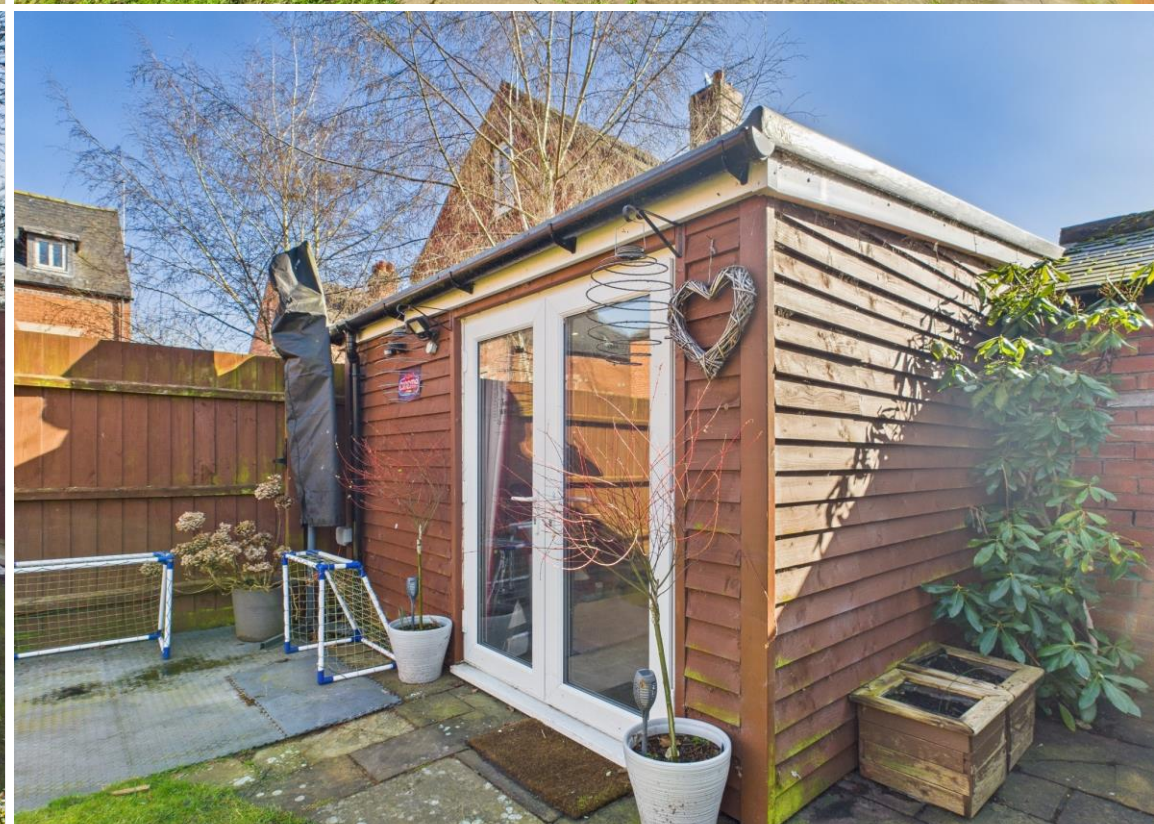
Email: woodhallspa@robert-bell.org

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

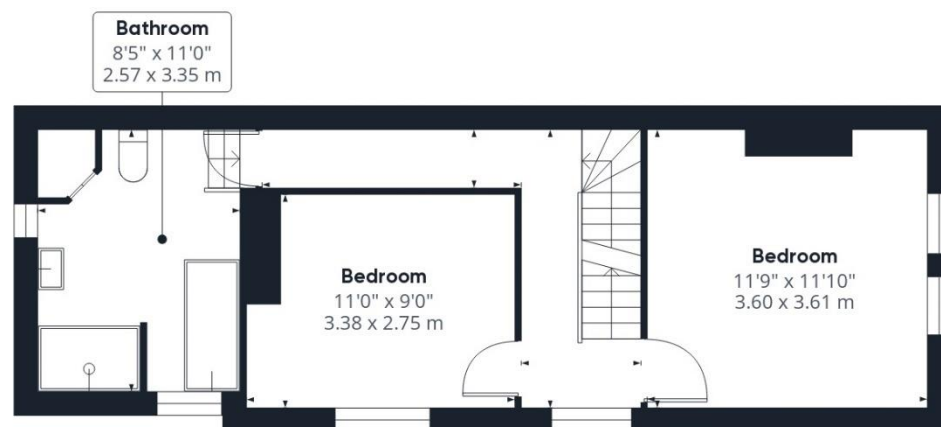
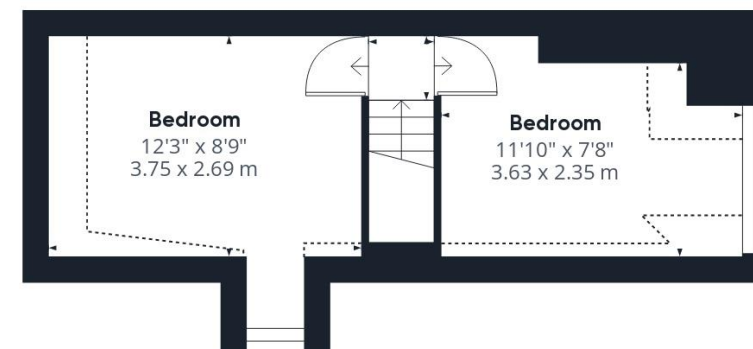
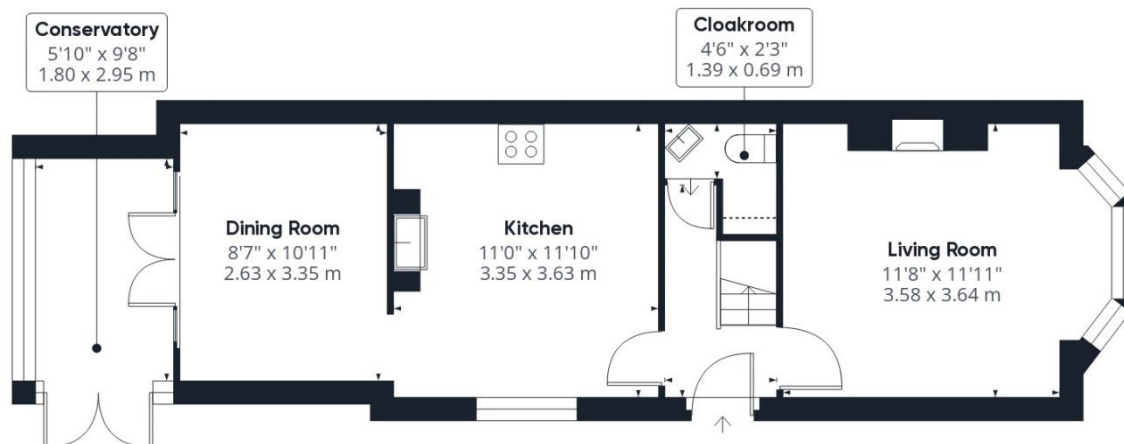
Brochure prepared 26.03.2025











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