



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

£325,000

BELL



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Lincoln – 18 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

73 Witham Road is a beautiful, three-bedroom family home within walking distance of the range of shopping, leisure and day-to-day facilities in the inland resort of Woodhall Spa. Boasting a beautiful sun room extension, South-facing, with vaulted ceiling, the ground floor flows through with a dining kitchen and living room to the front. With utility and shower room completing the ground floor, the first floor provides three bedrooms and family bathroom. The property enjoys an excellent south facing rear garden with patio and lawned space, and driveway parking to the front for multiple vehicles.

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 is gained through a composite door into:

Entrance Hallway 8' 7" x 5' 11" (2.61m x 1.80m)

With upright radiator, multiple power points and wooden doors to under stairs coat cupboard and living room. Having carpeted stairs with spindle and balustrade to first floor.





Lounge 13' 10" x 11' 10" (4.21m x 3.60m) inc bay

With uPVC double glazed bay window to front and having electric fire with tiled surround and multiple power points, television point. There is a radiator, oak flooring and open arched double doorway to:

Dining Kitchen 18' 5" x 13' 0" (5.61m x 3.96m)

With uPVC double glazed window to side, spot lights to ceiling and light over dining space. There is a good range of modern storage units to base and wall levels plus island and 1 1/2 sink and drainer set to roll edge wood effect worktop. There is a Rangemaster 110 cooker and hob beneath extractor canopy, fridge, freezer, slimline dishwasher, multiple power points, wooden effect flooring to kitchen and oak flooring to dining room opening to:

Sun Room 18' 2" x 12' 5" (5.53m x 3.78m)

With bifold double glazed doors to rear, skylights to side and having vaulted ceiling with oak beam. There is wood effect flooring, multiple power points, television point, underfloor heating and wooden door to:

Utility Room 9' 5" x 5' 6" (2.87m x 1.68m)

With uPVC double glazed patio door to rear and window to side. There is a sink and drainer set to roll edge worktop, storage units beneath alongside space and connections for washing machine and dryer. There is tiled flooring, multiple power points, underfloor heating and wooden door to:

Shower Room 7' 3" x 5' 6" (2.21m x 1.68m)

With uPVC double glazed obscure window to side and having low-level WC, hand wash basin, walk in shower cubicle with glass screen, underfloor heating and tiles to walls and floor.

**First Floor
Landing**

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

Bedroom 3 9' 0" x 7' 0" (2.74m x 2.13m) max

With uPVC double glazed window to front and multiple power points.





Bedroom 2 11' 10" x 9' 1" (3.60m x 2.77m) plus wardrobes & bay

With uPVC double glazed bay window to front, multiple power points and bank of built in wardrobes.

Bedroom 1 13' 0" x 11' 0" (3.96m x 3.35m)

With uPVC double glazed window, radiator, multiple power points, alcove shelving and built in wardrobe storage.

Bathroom 7' 0" x 5' 11" (2.13m x 1.80m)

With uPVC double glazed obscure window to side and having low-level WC, hand wash basin set to storage unit with mirrored cupboard over and panel bath with tiled surround and electric Aqualisa shower over. There is a heated towel rail and wood effect flooring.

Outside

The property is approached to the front over a brick paved driveway, continuing down the side and across the front to provide ample parking space for multiple vehicles. A personnel gate secured the side, ensuring a child and pet friendly rear garden.

The rear garden is laid to lawn with mature established borders set with flowers and trees. Leading off the bifold doors is a generous, south facing paved patio space, stepping down to the lawn, and hard standing for timber shed. The end of the garden provides a grower's plot with **Greenhouse** and **Potting Shed**.

Further Information

All mains services. Gas central heating. UPVC triple glazing and double glazed Velux windows and Bifold doors.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = C

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

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Brochure prepared 08.04.2025







TOTAL AREA: APPROX. 111.8 SQ. METRES (1203.2 SQ. FEET)

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