



141a Witham Road
Woodhall Spa, Lincolnshire LN10 6RB

£570,000

BELL
ROBERT BELL & COMPANY



141a Witham Road

Woodhall Spa, LN10 6RB

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 17 miles

(Distances are approximate)

A family home of some considerable appeal providing thoughtfully designed accommodation including four double bedrooms, three reception rooms and large triple aspect living kitchen. This nearly new property is enhanced by stylish kitchen and bathrooms, en-suite to main bedroom and utility room off the kitchen. Outside the property enjoys large south facing rear gardens, detached double garage and ample parking. The 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 accommodation and particularly the sized of garden 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 is gateway to the Lincolnshire Wolds, an Area 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 door leading to a:

Central Hallway

With staircase to the first-floor galleried landing having storage cupboard below, coved ceiling, radiator, power points and doors to accommodation including:



Cloakroom

With a low-level WC, wash hand basin, coved ceiling and radiator.

Living Kitchen 21'9 x 14'8 (6.62m x 4.47m)

The 'Hub' of the home, a superb triple aspect room having a stylish range of fitted units comprising sink drainer inset to worksurface over base units including integral dishwasher and fridge over freezer to one end. There is a four ring electric hob over electric double oven, wall mounted cupboards above with downlighting and filter hood over the hob. There are coved ceilings, radiator, power points, wood effect flooring and door to:

Utility Room 9'5 x 5'3 (2.87m x 1.60m)

With door to the rear garden and having units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is coved ceilings, radiator and power points.

Sitting Room 15'1 x 12'10 (4.59m x 3.91m)

A pleasing south facing room overlooking the rear garden through UPVC patio doors. There is a gas coal effect fire set to decorative surround, coved ceiling, radiator, tv point, power points and glazed panel door to:

Home Office 8'4 x 9 max (2.54m x 2.74m)

With bay window to front aspect and having coved ceiling, radiator and power points.

First Floor

Galleried Landing

With front aspect and having built-in airing cupboard, access to roof space, coved ceiling, radiator, power points and door to:

Bedroom One 13'8 x 10'10 (4.16m x 3.05m)

A dual aspect main bedroom with coved ceiling, radiator, power points and door to **En-Suite**, with a stylish fitted suite consisting shower cubicle, pedestal wash hand basin and a low-level WC. There are coved ceilings, shaver point and a heated towel rail.

Bedroom Two 12'6 x 9'8 (3.81m x 2.94m)

A south facing room overlooking the rear garden and having coved ceiling, radiator and power points.





Bedroom Three 10'6 x 8'8 (3.20m x 2.64m)

Again, overlooking the rear garden and having coved ceiling, radiator and power points.

Bedroom Four 8'4 x 7 (2.54m x 2.13m)

With a front aspect and having coved ceiling, radiator and power points.

Bathroom

With a suite comprising panelled bath, separate shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, shaver point and a heated towel rail.

Outside

The property is approached over a gravelled driveway providing parking and leads to detached double garage with two up and over doors, power and lighting. The remaining front garden is laid to lawn with paved path leading to main entrance door. The large enclosed South facing rear garden is laid to lawn.

Further Information

All mains services. Gas central heating. UPVC double glazing and Solar Panels

Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP.

Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = E

EPC RATING = B

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.

**THERE PARTICULARS WERE REVISED MAY 2025
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