



168 Witham Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6RA

£375,000

BELL



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Lincoln – 18 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

168 Witham Road is a spacious four-bedroom detached bungalow, boasting modern kitchen and bathroom, to a popular area of the attractive inland village resort of Woodhall Spa. With bright, wrap-around gardens, facing south to the side, the property also provides driveway parking and a single garage with electric door. The shopping, social and educational facilities of this most sought-after Lincolnshire village are within reasonable walking distance. A viewing is highly recommended to fully appreciate this versatile home.

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.

Reception Hall

With wooden double glazed obscure door to front and having radiator, wood effect flooring, multiple power points, wooden doors to garage, lean-to and into:

Lounge Diner

With uPVC double glazed wide window to front, television point, multiple power points and wood effect flooring. There is a radiator, log burning stove on slate stand, wooden doors to hallway and to:





Kitchen

With uPVC double glazed window to side, spot lights to ceiling and having modern storage units to base and wall levels and 1 ½ sink and drainer to roll edge worktop. There is space and connections for upright fridge-freezer; double oven, hob, integrated dishwasher, tiled flooring, multiple power points and wooden door to:

Hallway

With wood effect flooring and having wooden doors to airing cupboard housing gas fired Worcester boiler and radiator. There are wooden doors to two bedrooms, utility room and bathroom.

Bedroom 2

With uPVC double glazed window to side and having radiator and multiple power points.

Bedroom 3

With uPVC double glazed window to side and having radiator and multiple power points.

Family Bathroom

With uPVC double glazed obscure window to side and having low-level WC, pedestal sink and bath set to tiled surround with regular and monsoon shower heads over. There is a radiator, wall mounted storage unit, shaver socket and tiled flooring.

Utility Room

With uPVC double glazed patio door to side and having a good range of storage units to base and wall levels and sink and drainer set to roll edge worktop. There is space and connections for under counter washing machine, wood effect flooring, radiator, loft access hatch and wooden doors to further bedrooms.

Bedroom 1

With uPVC double glazed windows to side and rear and having built-in open shelving, radiator and multiple power points.

Bedroom 4

With uPVC double glazed window to rear and having multiple power points, radiator, built-in wardrobe and wooden sliding door to:





En-Suite Shower Room

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

Side Lean-To

UPVC double glazed door to rear and window to side, polycarbonate roof, light to wall and tiled flooring.

Outside

The property is approached to the front over a wide driveway providing off road parking and leading alongside a vibrant front garden, leading to the **Garage** with electric roller shutter door to front, uPVC double glazed obscure window to rear, lights, power and units to side and rear.

The garden wraps around the side and rear of the property, laid to lawn with mature trees and flower bed borders and mixed hedging and fencing the boundaries.

Behind the garage, leading off the utility patio door; is further outdoor space, laid to paved patio, with a path down to further seating space flanked by gravel and mature flower beds. To the corner stands a useful garden shed.

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 = D

EPC RATING = D

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

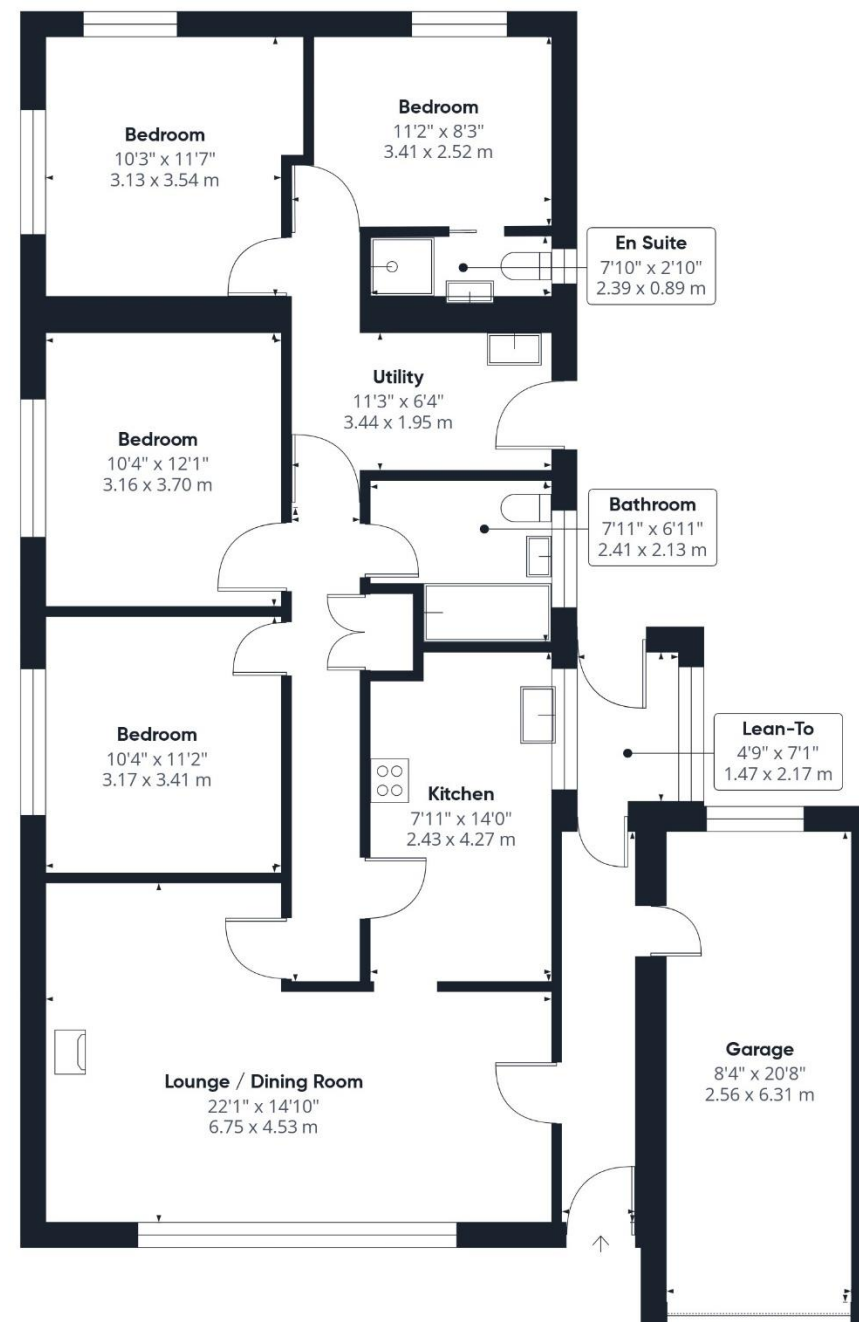
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