



4 Mill Close

Roughton Moor, Woodhall Spa, Lincoln, Lincolnshire LN10 6UT

£275,000
NO ONWARD CHAIN

BELL



4 Mill Close

Woodhall Spa, Lincolnshire LN10 6UT

Lincoln – 20 miles

Grantham – 34 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

NO ONWARD CHAIN! A three-bedroom detached bungalow, situated to a popular close on the northern approach to Woodhall Spa. Comprising: sitting room, kitchen, conservatory and utility; the property provides a family bathroom and en suite. 4 Mill Close enjoys driveway parking, a single garage and garden spaces to the front and rear.

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 front through wooden composite door with obscured glass, into:

Reception Hallway

With multiple power points, radiator and wooden door to airing cupboard with radiator and shelving. There are wooden doors to accommodation including:

Sitting Room 13' 6" x 13' 0" (4.11m x 3.96m)

With uPVC double glazed bay window to front and having radiator, tv point, gas fire with stone surround and oak overmantle.





Kitchen 12' 11" x 12' 10" (3.93m x 3.91m) max

With uPVC double glazed window to side, spot lights to ceiling and having a good range of storage units to base and wall levels, including glazed and open shelving. There is a sink set to roll edge worktop, Neff oven and four ring hob, beneath extractor canopy. There is an integrated fridge, freezer, Smeg dishwasher, vinyl flooring, multiple power points, radiator and wooden door to:

Utility Room 7' 9" x 5' 3" (2.36m x 1.60m)

With uPVC double glazed window to side and having storage units to base level, beneath roll edge counter, space and connections for washing machine and dryer, wall mounted gas fired Worcester boiler. There is a radiator, vinyl flooring, multiple power points and uPVC double glazed obscure door to:

Conservatory 13' 4" x 9' 6" (4.06m x 2.89m)

With uPVC double glazed windows to sides and rear, French doors to side and having radiator, tile effect flooring, tv point and multiple power points.

Bedroom 3 9' 10" x 7' 10" (2.99m x 2.39m)

With uPVC double glazed window to rear, radiator and multiple power points.

Bedroom 1 12' 4" x 10' 9" (3.76m x 3.27m)

With uPVC double glazed window to rear, radiator, multiple power points and wooden door to:

En-Suite Shower Room 8' 3" x 3' 7" (2.51m x 1.09m)

With uPVC double glazed obscure window to side, spot lights to ceiling and having low-level WC, pedestal sink, shower cubicle with tiled surround. There are tiles to half height to walls and to floor and radiator.

Family Bathroom 8' 8" max x 6' 10" (2.64m x 2.08m)

With uPVC double glazed obscure window to side, spot lights to ceiling and having low-level WC and pedestal sink, panel bath. There are tiles to half height to walls, and to floor and radiator.

Bedroom 2 9' 10" x 8' 6" (2.99m x 2.59m)

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





Outside

The property enjoys a lawned space to the front; with trees and shrubs set to borders and a hedged front. A tiled path circles the property, leading through personnel gates to ensure a secure, child and pet friendly rear garden: laid to artificial turf with mature borders and a small patio space.

From the front, a brick paved driveway provides off road parking space and leads to the **Garage 18' 0" x 9' 3" (5.48m x 2.82m)** with up and over door to front, uPVC double glazed window to side, door to side, light to ceiling, concrete 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 = 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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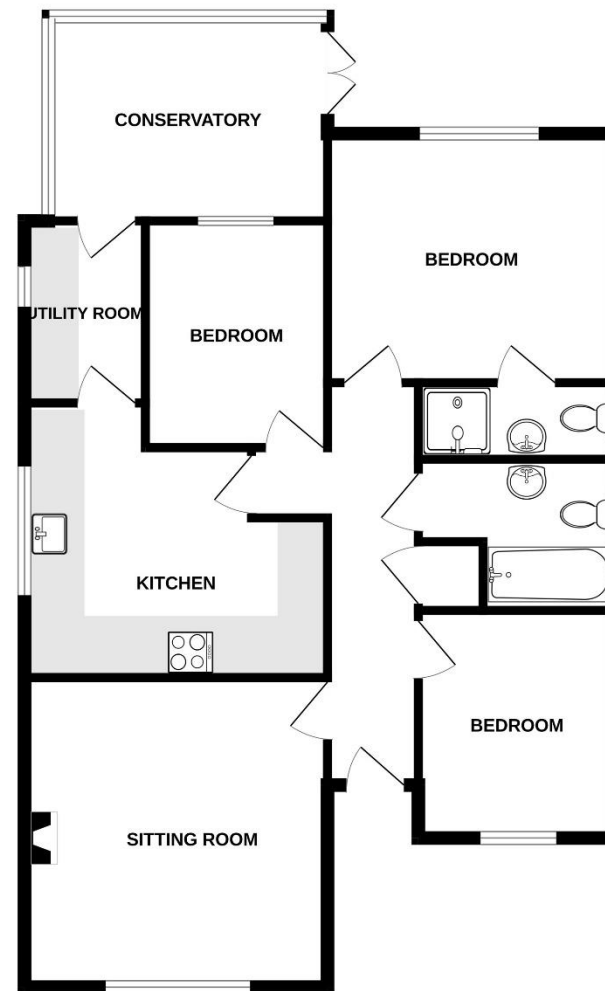
Website: <http://www.robert-bell.org>

Brochure prepared 22.07.2025





GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



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TOTAL FLOOR AREA: 917 sq.ft. (85.2 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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