



128 Horncastle Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6UX

£435,000
GROUNDS OVER TWO ACRES (sts)

BELL



128 Horncastle Road

Woodhall Spa, Lincolnshire LN10 6UX

Lincoln – 20 miles
 Grantham – 33 miles with East Coast rail link to London
 Boston – 18 miles

(Distances are approximate)

128 Horncastle Road is a three-bedroom dormer property, occupying grounds extending over 2 acres (sts) with paddock and woodland to the rear. Boasting an attractive open-plan lounge-kitchen-dining space to the rear; the property also provides a versatile living room/office, two bedrooms and bath & shower room to the ground floor; with bedroom and bathroom to the first. The village of Woodhall Spa, with Edwardian hotels, Kinema in the Woods, and one of the best inland golf courses in Britain (home to England Golf) has become increasingly popular as a residential setting, and the centre, with a wealth of social facilities, is within a convenient distance. The market town of Horncastle is approximately six miles away and sits close to the south-eastern fringe to the Lincolnshire Wolds, a designated National Landscape. The historic City of Lincoln and the East Coast both lie within driving distance. PLEASE NOTE a new central heating system is to be installed.



Accommodation

Entered into the front through uPVC double glazed obscure glazed door into:

Reception Hallway

With tiled flooring, power points and wooden doors to accommodation including:

Living Room/Office 11' 9" x 11' 9" (3.58m x 3.58m)

With uPVC double glazed window to front and having wood effect flooring, radiator, multiple power points and wooden staircase to landing.



Dining Room 17' 2" x 10' 10" (5.23m x 3.30m)

With uPVC double glazed patio door and window to side and having log burning stove to corner, tiled flooring, tv point, multiple power points, door to storage space and open doorway to:

Kitchen 13' 0" x 9' 7" (3.96m x 2.92m)

With uPVC double glazed French doors with windows above and alongside, to rear. There is light to ceiling and over island, storage units to base and wall levels and sink and drainer set to square edge worktop. There is a Bosch oven with induction hob, tiled flooring and opening to:

Lounge 14' 0" x 14' 0" (4.26m x 4.26m)

With uPVC double glazed sliding doors to rear, lights to ceiling and skylight. There is multiple power points, wooden flooring and wooden door to storage space.

Bathroom 15' 9" x 5' 5" (4.80m x 1.65m)

With uPVC double glazed obscure window to side and having low-level WC, hand wash basin to storage unit and free-standing bath with column tap and shower attachment over. There is a separate tiled shower cubicle and wooden effect flooring.

Bedroom 12' 0" x 8' 10" (3.65m x 2.69m)

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

Bedroom 12' 0" x 9' 0" (3.65m x 2.74m)

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

Dormer Landing

With wooden door to storage space, wooden doors to bathroom and to:

Bedroom 14' 7" x 13' 5" (4.44m x 4.09m)

With uPVC double glazed window to rear, multiple power points, radiator and wooden door to storage space.

Bathroom 10' 8" x 8' 6" (3.25m x 2.59m)

With uPVC double glazed obscure window to side and having low-level WC, pedestal sink, free standing bath with shower attachment on ball and claw feet and vinyl flooring.





Outside

The property is approached to the front over a long driveway providing ample off-road parking for multiple vehicles. The front garden is laid to lawn, contained by hedging with mature trees to the front and side. A side gate ensures a child and pet friendly, secure rear garden, initially laid to lawn; with fenced off grass paddock, served by **Stable Block**, and woodland space beyond.

Further Information

All mains services. Electric 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 = F

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.

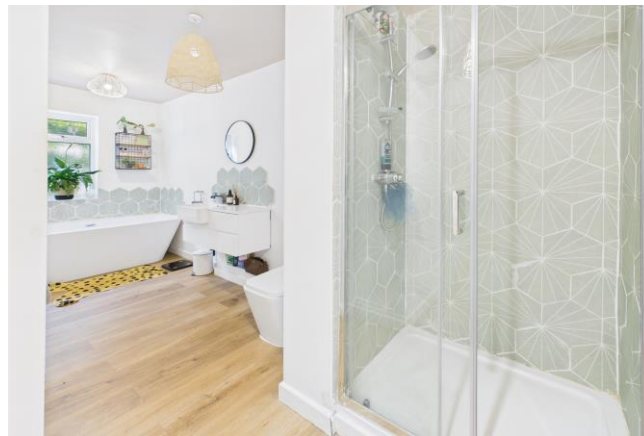
VIEWING: By arrangement with the agent's Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL

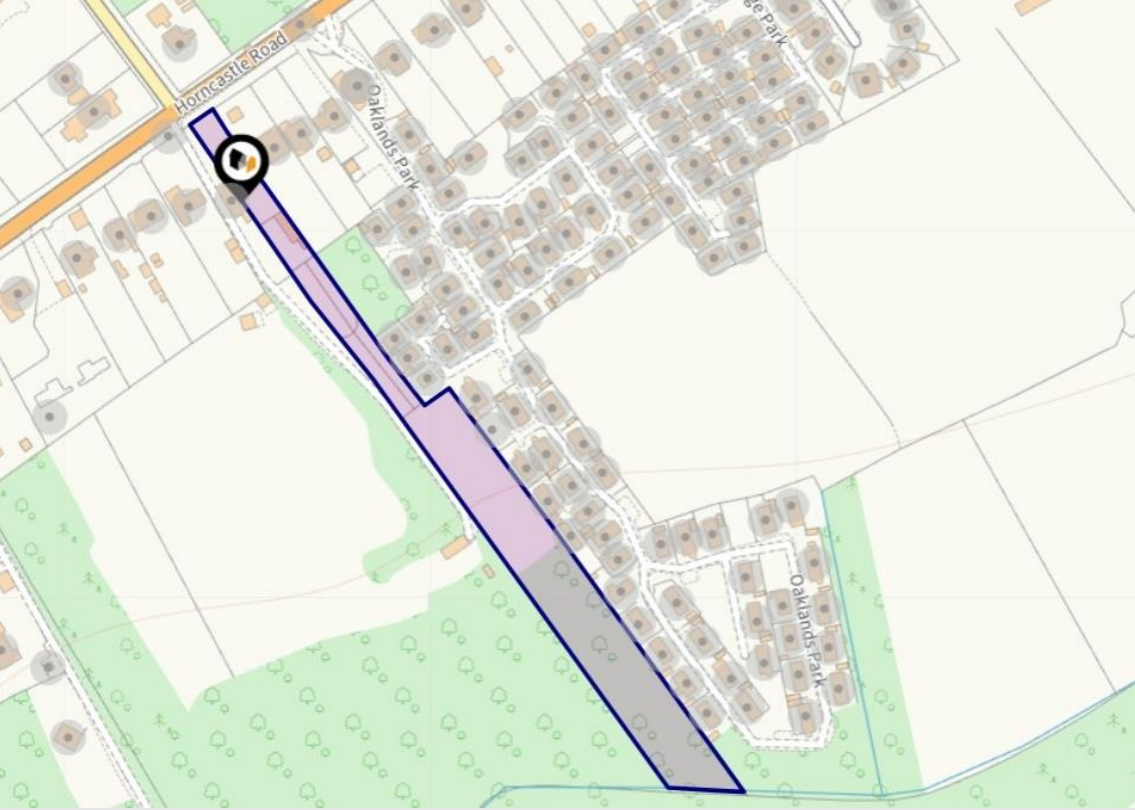
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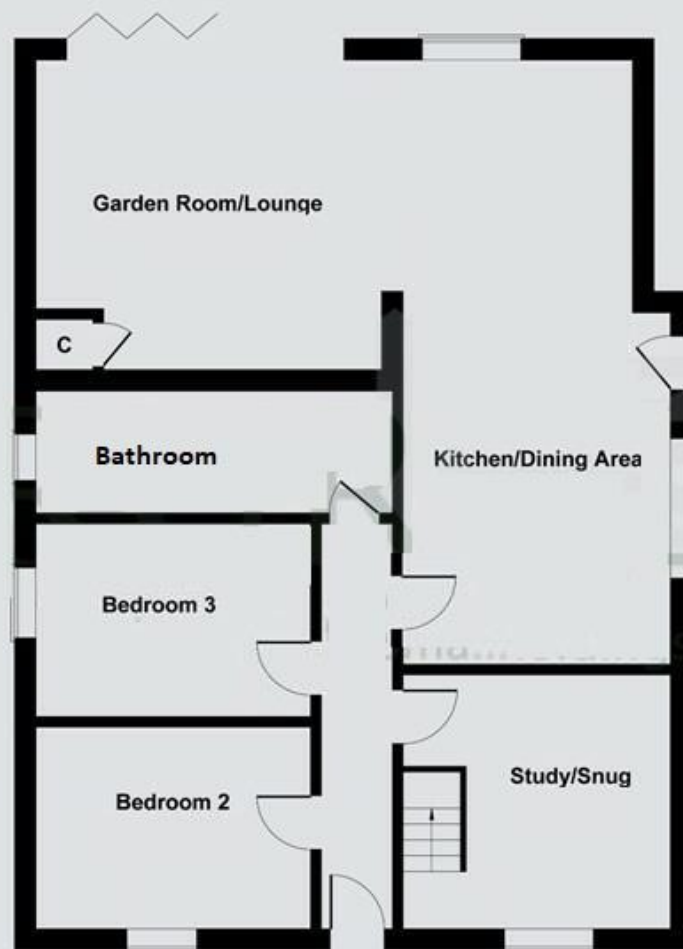
Email: woodhallspa@robert-bell.org

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

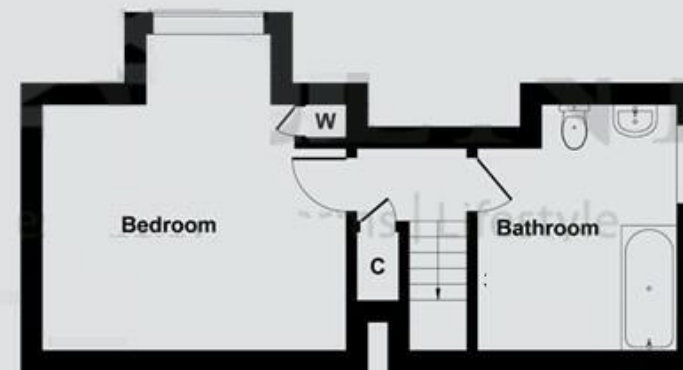
Brochure prepared 18.08.2025







GROUND FLOOR



FIRST FLOOR



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