



41 Horncastle Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6UY

£625,000
NO ONWARD CHAIN

BELL

41 Horncastle Road

Woodhall Spa, Lincolnshire LN10 6UY

Lincoln – 19 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 19 miles

(Distances are approximate)



41 Horncastle Road is a substantial, three-bedroom detached bungalow occupying a 0.7 acre (sts) plot to a most desirable Woodhall Spa location. Providing generous lounge and dining room spaces, plus sun room. The property and its series of outbuildings require a scheme of updating. The shopping and social facilities of this most sought-after Lincolnshire village are within easy walking distance.

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 uPVC double glazed door into:

Entrance Porch

With uPVC double glazed windows to front and side, tiled flooring and wooden single glazed obscure door with matching side panels to:



Reception Hallway

With radiator and multiple power points.

Dining Room 18' 3" x 12' 7" (5.56m x 3.83m) max

With uPVC double glazed window to front and having electric fire to tiled surround and alcove shelving and storage. There is a radiator, multiple power points, French doors to garden room and to:

Lounge 19' 0" x 17' 0" (5.79m x 5.18m)

With uPVC double glazed window to front and side and full height windows to rear. There is an electric fire to stone surround, multiple power points and radiator.

Sun Room 11' 8" x 6' 5" (3.55m x 1.95m)

With uPVC double glazed windows to side and rear, patio door to rear and multiple power points.

Kitchen 13' 0" x 11' 0" (3.96m x 3.35m) plus bay

With uPVC double glazed bay window to rear and having storage units to base and wall levels, sink and drainer to roll edge worktop, oven and space and connections for under counter units. There is tiled flooring, multiple power points, glazed doors to rear lobby and wooden door to:

Shower Room 5' 2" x 5' 0" (1.57m x 1.52m)

With uPVC double glazed obscure window to rear and having low-level WC, pedestal sink, corner shower cubicle to tiled surround and tiles to walls.

Bedroom 15' 8" x 9' 11" (4.77m x 3.02m)

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

Bathroom 8' 11" x 8' 6" (2.72m x 2.59m)

With uPVC double glazed obscure window to side and having low-level WC, pedestal sink and panel bath with Mira sport electric shower over and tiled surround. There is wood effect flooring, radiator and shaver socket.

Bedroom 13' 0" x 10' 8" (3.96m x 3.25m)

With uPVC double glazed windows to front and side, radiator, multiple power points and built-in wardrobe storage.





Bedroom 11' 9" x 11' 0" (3.58m x 3.35m)

With uPVC double glazed window to front and having built-in wardrobe and further storage space. There is a radiator and multiple power points.

Outside

The property is approached from Horncastle Road over a slaloming, gravelled driveway providing ample parking space for multiple vehicles and leading to:

Garage/Workshop 19' 11" x 12' 0" (6.07m x 3.65m) with sliding door to front; uPVC double glazed doors to side and rear. With wooden door to storage, lights and power and personnel door to side.

Further outbuildings comprise: **Detached Prefabricated Garage approx' 20' 0" x 9' 0" (6.09m x 2.74m)**, timber framed **Workshop/Store** and a **Greenhouse**. The front and rear are set with mature gardens, lawned, with a range of mature shrubs and trees throughout. The rear is complete with a small pond, rockery and summerhouse.

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 = E

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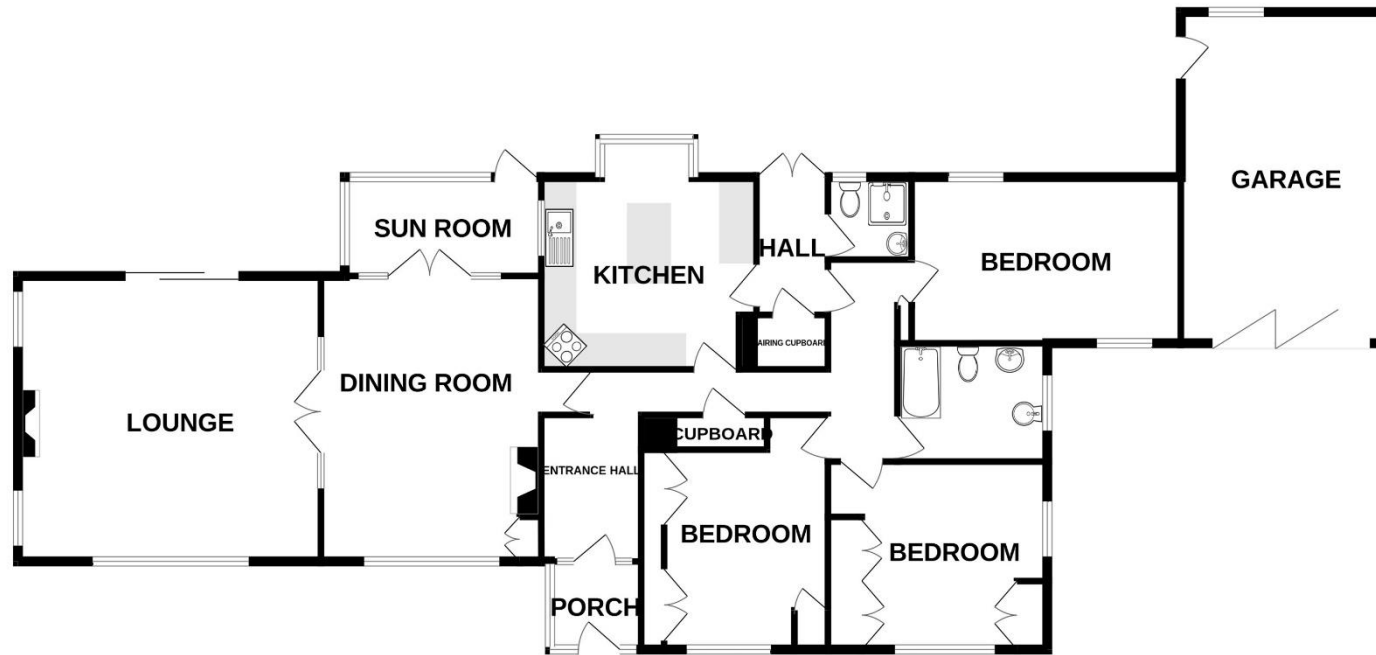
Website: <http://www.robert-bell.org>

Brochure prepared 22.07.2025





GROUND FLOOR
1775 sq.ft. (164.9 sq.m.) approx.



TOTAL FLOOR AREA : 1775 sq.ft. (164.9 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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