



23 Tor O Moor Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6TF

£550,000
NO ONWARD CHAIN

BELL



23 Tor O Moor Road

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Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

23 Tor O Moor Road is a spacious, well-presented two/three bedroom detached bungalow, enjoying a south-facing position with large paved parking to the front and a generous, mature rear garden. Situated to an excellent location in the tree-lined avenues of the ever-popular Woodhall Spa, the property is within walking distance for most of the range of social, educational and shopping facilities in the village.

Accommodation comprises: hallway, dining room/bedroom three, breakfast kitchen with adjacent utility, cloakroom and access to the large garage; front-facing lounge, two further bedrooms including master with en suite wetroom and family bathroom.

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 window with coloured and obscured glass and matching window alongside into:





Reception Hallway

With loft access hatch, radiator, wooden doors to airing cupboard and storage space and wooden doors to accommodation including:

Dining Room/Bedroom 3

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

Breakfast Kitchen

With uPVC double glazed window to rear and lights to ceiling and over counters. There is an excellent range of storage units to base and wall levels including glazed shelving, 1 1/2 sink and drainer to roll edge worktop, further worktops and breakfast bar. There is a gas-fired AGA cooker, space and connections for dishwasher and upright fridge-freezer, multiple power points, radiator, tiled flooring and wooden door to:

Utility Room

With uPVC double glazed window and obscure glazed door to rear and having sink and drainer to roll edge worktop with storage units beneath and space and connections for washing machine and dryer. There is a radiator, tiled flooring, multiple power points, wooden doors to garage and to:

Cloakroom

With uPVC double glazed obscure window to side and having low-level WC, hand wash basin, radiator and tiled flooring.

Bathroom

With uPVC double glazed obscure window to rear and having lights to ceiling and wall, low-level WC, hand wash basin to storage unit, bath with tiled surround and shower cubicle. There is a heated towel rail and tile effect flooring.

Bedroom 1

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

En-Suite Wet Room

With uPVC obscure double-glazed window to rear and having low-level WC, pedestal sink and shower. There is a heated towel rail, shaver socket, wet room flooring and tiled walls.





Bedroom 2

With uPVC double glazed window to side, radiator, multiple power points and built-in storage space.

Lounge

With uPVC double glazed windows to side and bay window to front. There is an electric fire to stone surround, radiators, multiple power points and television point.

Outside

The property is approached to the front, with brick paved front driveway providing parking and turnaround space for multiple vehicles. Set with gravelled beds to the sides and front, the boundaries are contained by hedging.

Garage - with up and over electric door to front, lights to ceiling, multiple power points and wooden door to utility room.

Gates down both sides of the property ensure a child and pet friendly rear garden, predominantly laid to lawn with mature flower beds; a paved patio and adjacent greenhouse (with safety glass). The garden is contained by timber fencing and hedging.

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 = tbc

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

Tel: 01526 353333

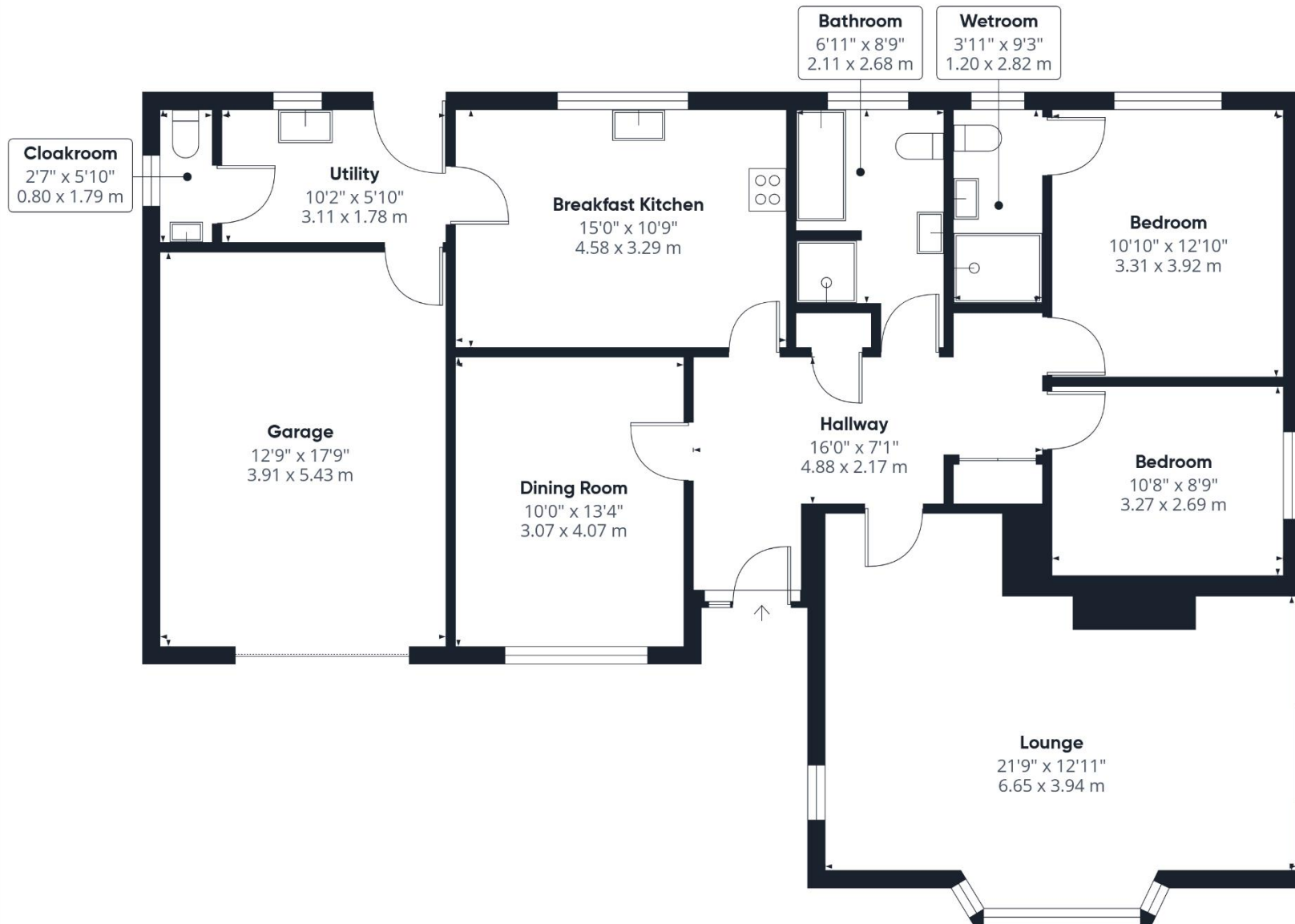
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Brochure prepared 09.09.2025







Approximate total area⁽¹⁾

1416 ft²
131.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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