



Tamara

The Broadway, Woodhall Spa, Lincoln, Lincolnshire LN10 6PT

£325,000  
NO ONWARD CHAIN

**BELL**



## Tamara

The Broadway, Woodhall Spa, Lincolnshire

Situated to a prime position along 'The Broadway' and opposite the world famous Woodhall Spa Golf Club, home to England Golf. Internally the property provides a good range of living accommodation including two reception rooms, breakfast kitchen, conservatory, utility room and having three bedrooms upstairs. Outside the property is further enhanced by ample off-street parking, integral garage/workshop and south facing rear gardens. The many shopping, social and educational facilities of this most sought after Lincolnshire village are all within easy walking distance.

A viewing is highly recommended to fully appreciate the setting on offer.

### ACCOMMODATION

**Entrance Lobby** having uPVC main entrance door, staircase to the first floor, radiator, ceiling spot lights and power points. Glazed panel door to:

**Living Room** 19'7 x 12' (5.95m x 3.65m) extending to 13'7 (4.14m) into bay window with front aspect; having gas coal effect fire set to decorative surround, coving, radiator and power points. Glazed panel double doors to:

**Dining Room** 11' x 10' (3.35m x 3.05m) extending to 11'7 (3.53m) into south facing bay window; overlooking the rear garden, having coving, radiator and power points. Glazed panel door to:

**Breakfast Kitchen** 18'7 x 11'2 (5.66m x 3.40m) overlooking the rear garden; having a range of fitted units comprising sink with drainer inset to work surface extending to provide breakfast bar, ample base units including space and plumbing for dishwasher. There is a slot-in gas cooker, wall mounted cupboards above, alcove ideal for fridge freezer. Wood effect flooring, radiator and power points. Door to utility room and glazed panel double doors to:



**Garden Room** 14'6 x 10'10 (4.42m x 3.30m) with south facing views over the rear garden; having radiator and power points. uPVC patio doors to garden.

**Utility Room** 6'6 x 5'1 (1.98m x 2.77m) with side aspect; having sink with drainer inset to work surface over base unit and space with plumbing for washing machine. Wall mounted cupboards above, wood effect flooring and power points. Service door into the garage and door to:

**Cloakroom** comprising low level WC, wood effect flooring and radiator.

### FIRST FLOOR

**Landing** with side aspect; having access to roof space, deep built-in airing cupboard and power points. Doors to:

**Bedroom One** 12'4 x 12' (3.76m x 3.65m) having views over 'The Broadway' and towards the Woodhall Spa Golf Club; a range of fitted wardrobes to full length of one wall, radiator and power points.

**Bedroom Two** 12'4 x 9'10 (3.76m x 2.99m) a south facing room with views over the rear garden; having radiator and power points.

**Bedroom Three** 9'11 x 7'8 (3.02m x 2.34m) with views over the front garden; having radiator and power points.

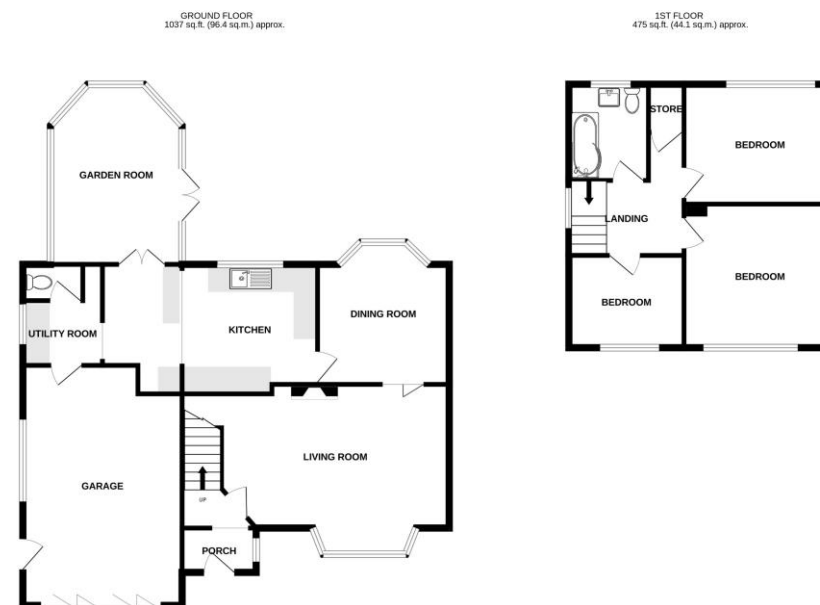
**Bathroom** 7'9 x 6'6 (2.36m x 1.98m) being fully wall tiled and having a white suite comprising paneled bath with shower over, pedestal wash hand basin and a low level WC; coving and radiator.

### OUTSIDE

The property is approached through a timber five bar gate and over a Rubbermac driveway providing ample parking for numerous vehicles, turning area and access to **Integral Garage** 19'5 x 13'9 (5.91m x 4.19m) of good size with space for workshop area having timber folding door, strip lighting, power points and service door into the property. The remaining front garden is laid mostly to gravel borders with decorative trees and shrubs.

The enclosed south facing rear garden is predominantly laid to lawn with ornamental hedging and a variety of shrubs to borders. There is a paved patio off the garden room and timber garden store.





TOTAL FLOOR AREA: 1512 sq ft. (140.5 sq.m.) approx.

While 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 is given to their operability or efficiency can be given. Made with Metreplan 6525

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: D

ALL MAINS SERVICES

**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  
Email: woodhallspa@robert-bell.org;  
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