



6 King Edward Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6RL

£189,950

BELL



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Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A well-presented Edwardian end terrace house providing three bedrooms, lounge with cast iron stove and stylish dining kitchen. Outside the property is further enhanced by enclosed lawned garden, large timber store/workshop and decked seating area. The 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 accommodation on offer.

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

Entrance into the property is gained through a uPVC door leading into:

Entrance Lobby

With staircase to the first floor and having cloak hooks to one wall, wood effect flooring and door to:

Lounge 12' 11" x 12' 5" (3.93m x 3.78m)

With front aspect and having cast iron stove set to tiled heart, coved ceiling, ceiling rose, wood effect flooring, radiator, power points and door to:



Kitchen Diner 16' 0" x 12' 4" (4.87m x 3.76m)

Overlooking the rear garden and having a stylish range of fitted units comprising stainless steel sink drainer inset to solid timber worksurface over base units including space and plumbing for dishwasher. There is a four ring gas hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, coved ceiling, radiator, power points, deep understairs cupboard, uPVC door to rear garden and door to:

Utility Area

With fitted worksurface over space and plumbing for washing machine, there is tiled flooring, power points and door to:

Bathroom

With a white suite comprising paneled bath with shower over, wash hand basin over vanity unit and a low-level WC. There is tiled flooring, ceiling spot lights and radiator.

Bedroom 1 16' 2" x 12' 7" (4.92m x 3.83m)

With front aspect and having feature fireplace, coved ceiling, radiator and power points.

Bedroom 2 12' 5" x 7' 10" (3.78m x 2.39m)

Overlooking the rear garden and having feature fire place, coved ceiling, radiator and power points.

Bedroom 3 9' 6" x 7' 10" (2.89m x 2.39m)

With rear aspect and having coved ceiling, radiator and power points.

Outside

The rear garden is predominantly laid to lawn with decked seating area to the far end. There is a large **Timber Store/Workshop**.

East Lindsey District Council – Tax band: A
EPC Rating: D

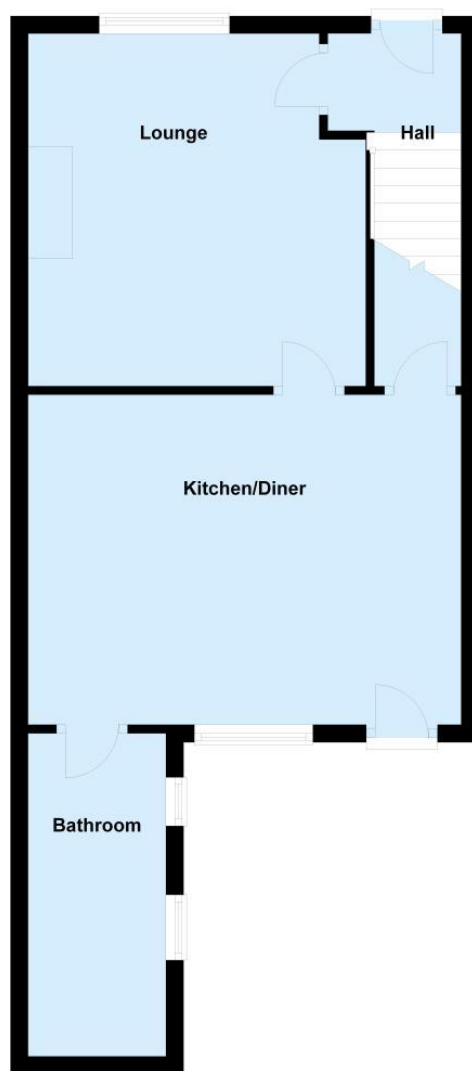
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.
19 Station Road, Woodhall Spa. LN10 6QL.
Tel: 01526 353333
Email: woodhallspa@robert-bell.org;
Website: <http://www.robert-bell.org>

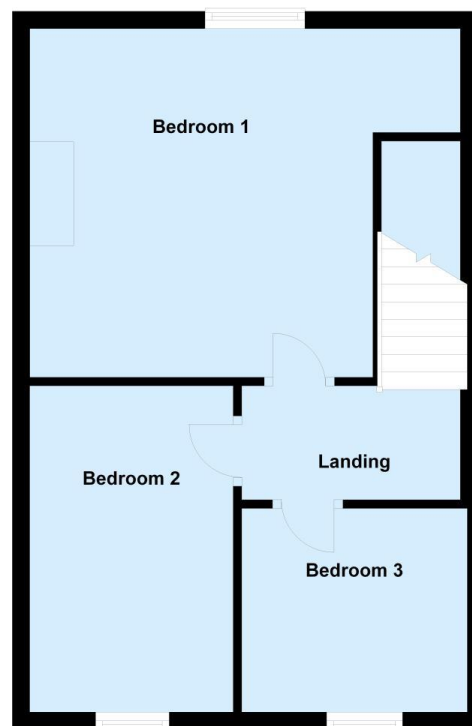
Brochure prepared 28.10.2025



Ground Floor



First Floor



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