



65 Horncastle Road
Roughton Moor, Woodhall Spa, Lincoln, Lincolnshire LN10 6UX

£220,000
NO ONWARD CHAIN

BELL



65 Horncastle Road

Roughton Moor, Woodhall Spa LN10 6UX

Lincoln – 20 miles

Grantham – 34 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

65 Horncastle Road is a three-bedroom detached bungalow, occupying a large plot with lawned gardens to front and rear, ample driveway parking and a large garage. With flexible accommodation, the property provides two front-facing rooms with bay windows, and a rear reception space off the breakfast kitchen.

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 obscure door into:

Reception Hallway

With wood effect flooring, radiator and multiple power points. There is loft access hatch and wooden doors to accommodation including:

Living Room/Bedroom 12' 0" x 12' 0" (3.65m x 3.65m) max

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





Shower Room 7' 7" x 7' 3" (2.31m x 2.21m)

With uPVC double glazed obscure window to side and having a suite comprising shower cubicle, low-level WC, and pedestal sink and mirror fronted storage units beneath counter top and above. There is a shaver socket, heated towel rail, tile effect flooring and wooden door to storage space.

Breakfast Kitchen 11' 6" x 10' 8" (3.50m x 3.25m)

With uPVC double glazed window to side and having storage units to base and wall levels and Blanco 1 1/2 sink and drainer to roll edge worktop. There is a Neff oven and four ring hob beneath extractor canopy, space and connections for upright fridge-freezer and under counter washing machine. There is tiled flooring, uPVC double glazed obscure patio door to rear lobby and wooden door to:

Sitting/Dining Room 15' 0" x 10' 4" (4.57m x 3.15m)

With uPVC double glazed French doors to rear and window to side. There are lights to walls, radiator, tv point and multiple power points.

Bedroom 11' 9" x 8' 3" (3.58m x 2.51m) plus storage

With uPVC double glazed window to side and having radiator, multiple power points, tv point and sliding doors to wardrobe storage space.

Bedroom 11' 11" x 9' 11" (3.63m x 3.02m)

With uPVC double glazed bay window to front and having radiator, multiple power points, tv point and wood effect flooring.

Outside

The property is approached through electric gates and over a long, gravelled driveway, leading to a **Large Timber Garage/Workshop 23' 6" x 9' 9" (7.16m x 2.97m)** modern; with light and power connected and double doors to front.

The front garden is laid to lawn with mature hedging to the sides and front and faces south.

The rear garden is similarly set with mature trees and shrubs; and a timber fence to the rear. Off the rear lobby is a concreted space; with fence to the **Laundry Room 14' 9" x 10' 0" (4.49m x 3.05m)** with uPVC double glazed obscure windows to front and rear and lights to ceiling. There is a sink and drainer to roll edge worktop, storage units to base and wall levels and space and connections for under counter washing machine and dryer. There is a radiator, tile effect flooring and wooden door to **WC**.





Further Information

The property is being sold by Househam Sprayers Ltd in administration ('the Company'), acting by its Joint Administrators, Alexander Kinninmonth and Jame Prior ('the Administrators'). The Administrators act as agents of the Company and without personal liability.

Mains water, electricity and gas. Gas central heating. Drains to a private system. 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 = C

EPC RATING = D

Please Note: The property is of timber framed construction.

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

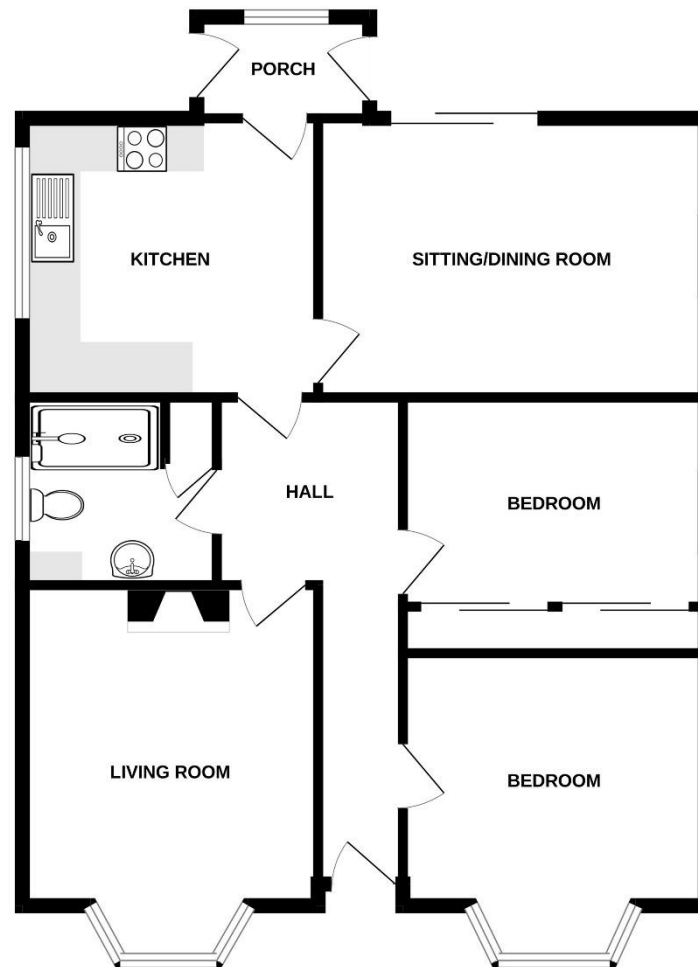
Email: woodhallspa@robert-bell.org

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

Brochure prepared 28.10.2025



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

TOTAL FLOOR AREA: 859 sq.ft. (79.8 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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