



28 Wentworth Way
Woodhall Spa, Lincoln, Lincolnshire LN10 6PG

£290,000
NO ONWARD CHAIN

BELL



28 Wentworth Way

Woodhall Spa, Lincolnshire LN10 6PG

Lincoln – 18 miles
 Grantham – 32 miles with East Coast rail link to London
 Boston – 17 miles

(Distances are approximate)

A two bedroom detached bungalow pleasantly situated within the ever-popular Viking Park. Internally the property is enhanced by dual aspect living room, utility room off the breakfast kitchen and having been recently redecorated throughout. Outside the property enjoys south facing rear gardens, garage and carport. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all 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 is gateway to the Lincolnshire Wolds, an Area 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:

Reception Hall

With radiator, coved ceiling, power points and door to:

Living Room 20' 2" x 11' 9" (6.14m x 3.58m)

A dual aspect room having feature fireplace, coved ceiling, radiator and power points.





Breakfast Kitchen 11' 10" x 11' 4" (3.60m x 3.45m)

With side aspect and having a range of fitted units comprising porcelain sink drainer inset to work surface 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 coved ceiling, tiled flooring, radiator, power points and door to:

Utility Room 7' 1" x 4' 8" (2.16m x 1.42m)

With fitted work surface to one wall over space and plumbing for washing machine and tumble dryer. There is coved ceiling, power points, tiled flooring and uPVC door to the side of the property.

Bedroom 1 10' 10" x 10' 0" (3.30m x 3.05m)

Overlooking the rear garden and having coved ceiling, radiator, tv point, power points and access to roof space.

Bedroom 2 11' 8" x 8' 10" (3.55m x 2.69m)

Overlooking the rear garden and having built-in airing cupboard, coved ceiling, radiator and power points.

Bathroom

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

Outside

The property is approached over a block paved driveway providing off street parking, covered parking and leads to **Garage 16' 5" x 9' 5" (5.00m x 2.87m)** with up and over door, strip lighting and power points. The remaining front garden with mature hedging to front boundary garden is laid to lawn. The rear garden is laid to lawn with paved patio and timber garden shed.

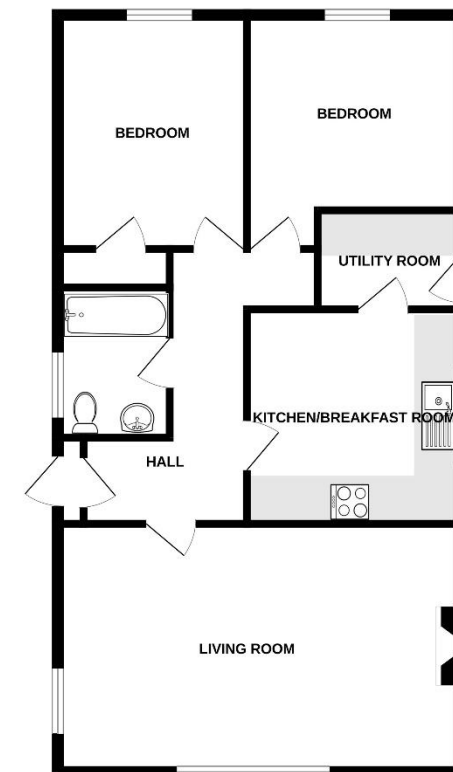
**East Lindsey District Council – Tax band: C
EPC Rating: D**

Brochure prepared 19.11.2025





GROUND FLOOR
774 sq. ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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 as to their operability or efficiency can be given.
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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.
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