



Nonesuch, 5 Gorse Close  
Woodhall Spa, Lincoln, Lincolnshire LN10 6YA

£350,000  
NO ONWARD CHAIN

**BELL**





# Nonesuch, 5 Gorse Close

## Woodhall Spa, Lincolnshire LN10 6YA

Lincoln – 19 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

Pleasantly situated within the ever-popular woodland drive area stands this four-bedroom detached bungalow. Internally the property is enhanced by open plan sitting/dining room, side conservatory and en-suite to main bedroom. Outside the property enjoys private gardens, ample off-street parking and large garage. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within reasonable walking distance. Please Note: The property would benefit from a wide range of upgrading but offers an exciting opportunity to improve and design into a superb home.

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 into:

### Entrance Lobby

With lighting and uPVC door to:

### Reception Hall

With built-in airing cupboard, coved ceiling, radiator, power points, access to roof space and door to:







### **Open Plan Sitting/Dining Room**

**Dining Area 10' 4" x 10' 3" (3.15m x 3.12m)**

With coved ceiling, radiator, power points and wide serving hatch to kitchen having glazed sliding doors.

**Sitting Area 19' 11" x 11' 10" (6.07m x 3.60m)**

A dual aspect room including uPVC patio door to the rear garden and uPVC patio door to the side conservatory. There is a gas fire set to decorative surround, coved ceiling, radiator and power points.

**Conservatory 18' 0" x 8' 4" (5.48m x 2.54m)**

With uPVC patio door to rear garden and further patio door to side garden. There is a radiator, lighting and power points.

**Kitchen 11' 10" x 9' 10" (3.60m x 2.99m)**

Overlooking the rear garden and having a range of fitted units comprising twin corner sink unit inset to work surface over base units including space and plumbing for washing machine and dishwasher. There is a central five ring hob, wall mounted cupboards above with down lighting and filter hood over the hob. There is a built-in larder cupboard, radiator, power points and uPVC door to the rear garden.

**Bedroom 1 14' 2" x 14' 1" (4.31m x 4.29m) main area**

With front aspect and having two built-in double wardrobes, coved ceiling, radiator, power points and door to **En-Suite**, with a suite comprising corner shower cubicle, wash hand basin and a low-level WC. There is tiled flooring, radiator and coved ceilings.

**Bedroom 2 12' 10" x 11' 5" (3.91m x 3.48m)**

With front aspect and having built-in double wardrobe, coved ceiling, radiator and power points.

**Bedroom 3 13' 10" x 9' 4" (4.21m x 2.84m)**

Overlooking the rear garden and having coved ceiling, wall mounted storage cupboards, radiator and power points.

**Bedroom 4 8' 6" x 8' 5" (2.59m x 2.56m)**

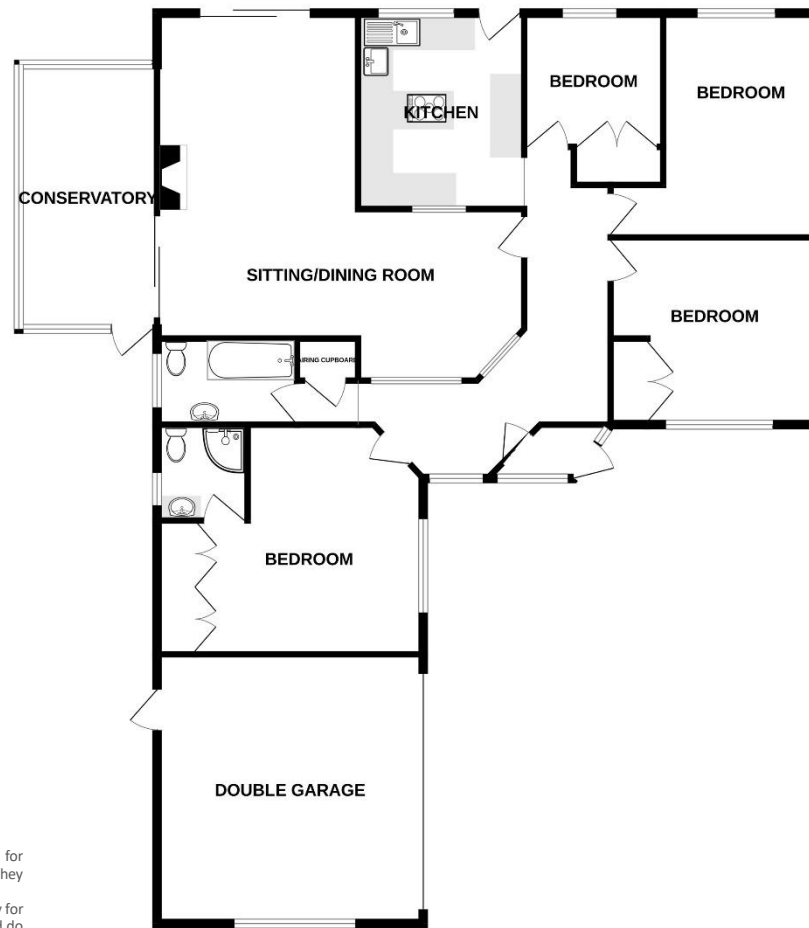
Overlooking the rear garden and having built-in double wardrobe, radiator, coved ceiling and power points.

**Bathroom 8' 6" x 5' 4" (2.59m x 1.62m)**

With a suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator and a heated towel rail.



GROUND FLOOR  
1705 sq.ft. (158.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1705 sq.ft. (158.4 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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#### Outside

The property is approached over a driveway providing ample parking for several vehicles and leads to **Attached Garage 16' 6" x 16' 6" (5.03m x 5.03m)** with electric roller door, power, lighting and service door to the rear. The remaining front garden is laid to lawn with a wide variety of decorative shrubs to borders. The enclosed rear garden is mostly laid to lawn with paved patio area, shrubs to borders and timber summer house.

**East Lindsey District Council – Tax band: E**  
**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.

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