



109 Witham Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6RB

£285,000
NO ONWARD CHAIN

BELL



109 Witham Road

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Lincoln – 18 miles
Grantham – 31 miles
Boston – 17 miles

(Distances are approximate)

A three-bedroom detached bungalow providing two reception rooms and kitchen overlooking the south facing lawned rear gardens. There is off street parking for several vehicles and detached garage. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance. Some upgrading would be required but the property does offer an exciting opportunity to refurbish to one's own desire. A viewing is highly recommended to fully appreciate the possibilities 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 glazed timber door into:

Reception Hall

With coved ceiling, electric night storage heater, power points, access to roof space and door to:



Lounge 15' 5" x 14' 10" (4.70m x 4.52m) max

Overlooking the rear garden and having feature open brick fireplace, coved ceiling, electric night storage heater and power points.

Dining Room 11' 5" x 9' 8" (3.48m x 2.94m)

With side aspect and having built-in full height larder cupboard, electric night storage heater, coved ceiling, power points and glazed panel door to:

Kitchen 10' 8" x 10' 8" (3.25m x 3.25m)

A dual aspect room overlooking the south facing rear garden and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine and space for fridge freezer. There is a four-ring electric hob over electric oven, wall mounted cupboards above, strip lighting, electric night storage heater, power points and glazed panel door to rear garden.

Bedroom 1 11' 5" x 10' 11" (3.48m x 3.32m)

With front aspect and having coved ceiling, electric night storage heater and power points.

Bedroom 2 11' 5" x 9' 5" (3.48m x 2.87m)

With front aspect and having coved ceiling, electric night storage heater and power points.

Bedroom 3 11' 0" x 7' 3" (3.35m x 2.21m)

With aspect to the side and having electric night storage heater, coved ceiling and power points.

Shower Room

With a white suite comprising corner shower cubicle, pedestal wash hand basin and a low-level WC. There is an electric night storage heater and coved ceiling.

Outside

The property is approached over a driveway providing off street parking, through a timber five bar gate leading to **Detached Garage 23' 0" x 9' 0" (7.01m x 2.74m)** with timber double doors, power, lighting and service door to the side. The garage incorporates a **Small Store 4' 6" x 4' 3" (1.37m x 1.29m)** with power and lighting. The remaining front garden is laid to lawn with a variety of decorative shrubs to borders. The enclosed rear garden is mostly laid to lawn with a wide variety of shrubs to borders and paved patio area. There is a selection of timber garden sheds and a green house.



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FLOOR PLAN INC GARAGE

TOTAL AREA: APPROX. 96.2 SQ. METRES (1035.2 SQ. FEET)

Further Information

Mains electric, water and drainage. Electric night storage heating.

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 = E

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.

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