



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

£285,000

BELL



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Lincoln – 18 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

131 Witham Road is a beautiful, modern family home standing prominently on a tree-lined approach to the heart of this popular spa village. Semi-detached, the property provides three-bedrooms (including main with en suite) across three-storey accommodation; with a front-facing lounge, and rear dining-kitchen stepping out to the south-facing garden. The property benefits from solar panels. With driveway and single garage parking, the property is within convenient walking distance of the shopping, social and educational facilities Woodhall Spa has to offer.

Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Cinema 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 wood effect double glazed obscure door into:

Reception Hall

With wood effect laminate flooring, radiator, carpeted stairs to first floor and wooden door to:

Lounge 16' 0" x 11' 10" (4.87m x 3.60m)

With uPVC double glazed bay window to front and window to side, both with internal blinds. There is wood effect laminate flooring, radiators, tv point, multiple power points and wooden glazed door to:



Dining Kitchen 15' 6" x 8' 10" (4.72m x 2.69m)

With uPVC double glazed window and French doors to rear, and having Blanco sink and drainer to roll edge wooden worktop and an excellent range of storage units to base and wall levels. Neff oven and induction hob, integrated fridge-freezer, dishwasher and space and connections for under counter washing machine. There are multiple power points, radiator, soft style tile effect flooring and wooden door to:

Cloakroom

With low-level WC, pedestal sink, radiator and tile effect flooring.

First Floor Landing

With uPVC double glazed window (with internal blind) to front, and having carpeted stairs to second floor and wooden doors to first floor accommodation including:

Bedroom 13' 0" x 9' 0" (3.96m x 2.74m)

With uPVC double glazed windows to rear and having built-in pair of wardrobe storage spaces, including one housing Ideal gas fired boiler. There is a radiator and multiple power points.

Bathroom 8' 8" x 6' 11" (2.64m x 2.11m)

With uPVC double glazed obscure window to side and having low-level WC, pedestal sink, bath with tiled surround and shower cubicle with monsoon and regular heads over. There is soft style tile effect flooring and heated towel rail.

Bedroom 8' 11" x 8' 8" (2.72m x 2.64m)

With uPVC double glazed window (with internal blind) to front, radiator and multiple power points.

Second Floor Landing leading to:

Main Bedroom 13' 7" x 12' 0" (4.14m x 3.65m) plus window alcove. With uPVC double glazed windows (with internal blinds) to front and side and having loft access hatch, radiators and multiple power points. There are wooden doors to twin wardrobe storage spaces and to:

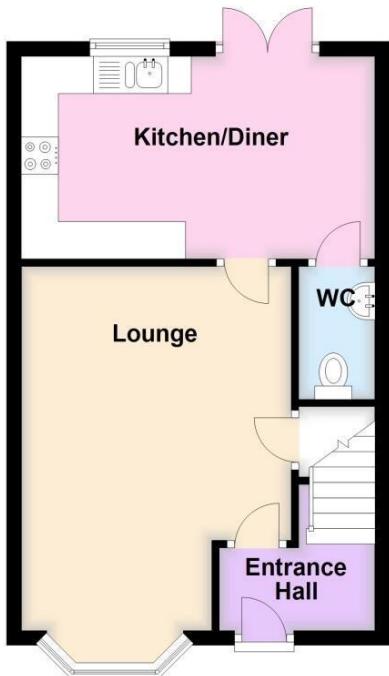
En-Suite Shower Room 8' 0" x 7' 2" (2.44m x 2.18m)

With skylight to rear and having low-level WC, pedestal sink and shower cubicle with monsoon and regular heads over. There is a heated towel rail, soft style tile effect flooring and wooden door to storage space with tiled stand above.

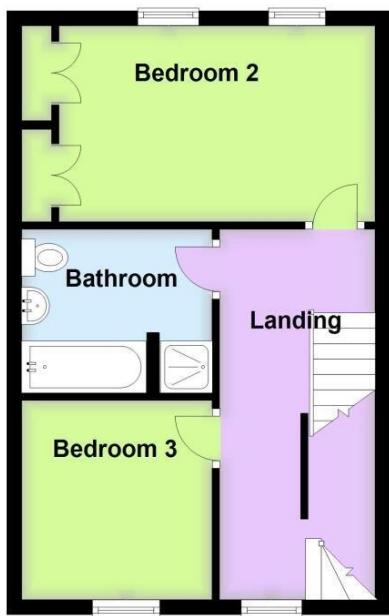
Outside

The property is approached to the front, over a tarmacked, no-through road leading to the gravelled driveway and **Single (semi-detached) Garage**, with light and power connected. The front is set with lawn, and paved paths leading to the front storm porch. The garden, contained by timber fencing with a gate leading to the drive, ensuring a child and pet friendly secure space; is laid to lawn and faces south. There is an outside tap.

Ground Floor



First Floor



Second Floor



East Lindsey District Council – Tax band: C
EPC Rating: B

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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