



32 Mill Lane
Woodhall Spa, Lincoln, Lincolnshire LN10 6QZ

£342,500

BELL



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Lincoln – 17 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

A well-presented three bedroom detached bungalow having been thoughtfully extended to provide a wide range of accommodation including two reception rooms, dining kitchen, conservatory and en-suite to main bedroom. Outside there is ample parking for several vehicles, EV charger installed, low maintenance front garden and attractive enclosed rear gardens. Close by are many attractive countryside walks including the Viking Way and Water Railway along the River Witham. The many shopping and social facilities of this most sought after of Lincolnshire village are within reasonable 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 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 door to:

Reception Hall

Having built-in cloaks cupboard and built-in airing cupboard (housing 'Worcester' combination boiler installed 2025 and having remaining warranty). There are coved ceilings, radiator, power points and doors to:





Living Room 15' 11" x 12' 9" (4.85m x 3.88m)

A dual aspect room having coved ceiling, radiator, power points and archway to:

Dining Room 10' 11" x 8' (3.33m x 2.44m)

With front aspect and having coved ceiling, radiator and power points.

Dining Kitchen 24' 1" x 10' 4" (7.34m x 3.15m)

With rear garden views and having a stylish range of fitted units comprising porcelain one and a half sink drainer inset to worksurface inset to worksurface over base units including integral fridge, with tall larder cupboards to each side of space for fridge freezer. There is a range double oven with seven ring gas hob, grill and warming drawer, wall mounted cupboards above and filter hood over the hob. There are ceiling spotlights, tall feature radiator, power points, door to utility room and door to:

Conservatory 15' 10" x 10' 5" (4.82m x 3.17m)

A superb addition to the home providing attractive views over the rear garden and having slightly tinted glazed roof, radiator, power points and uPVC double doors to paved patio.

Utility Room 9' 0" x 5' 5" (2.74m x 1.65m)

With rear aspect and having stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There are wall mounted cupboards above, radiator and power points.

Bathroom 9' 5" x 8' 8" (2.87m x 2.64m)

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

Bedroom 1 17' 1" x 8' 10" (5.20m x 2.69m)

Being off the dining kitchen with patio doors providing views over the rear garden and having radiator, power points and door to **En-Suite** with a suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is a heated towel rail and shaver point.

Bedroom 2 11' 0" x 10' 11" (3.35m x 3.32m)

With side aspect and having radiator and power points.





Bedroom 3 9' 2" x 8' 0" (2.79m x 2.44m)

With side aspect and having radiator and power points.

Outside

The property is approached over a driveway providing ample parking for several vehicles with the remaining front garden laid to gravel with decorative shrubs to borders. The enclosed rear garden is predominantly laid to lawn with paved patio off the conservatory. The remaining garden has raised vegetable plots, green house and timber garden shed.

Further Information

All mains' services. Gas central heating. UPVC double glazing. EV charger installed.

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 = C

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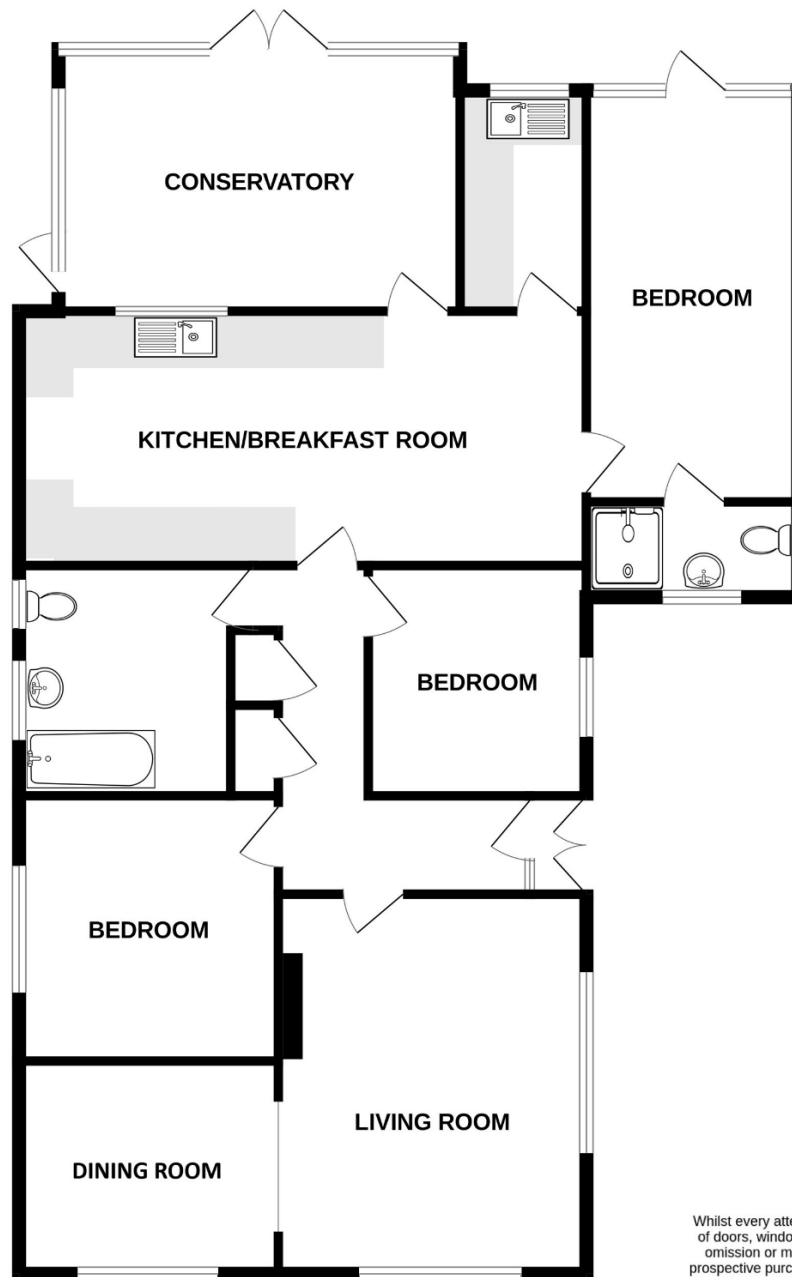
Website: <http://www.robert-bell.org>

Brochure prepared 08.05.2026





GROUND FLOOR
1359 sq.ft. (126.3 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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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