



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

£220,000
LEASEHOLD

BELL



157 Witham Road

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Lincoln – 18 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

157 Witham Road is a two-bedroom, semi-detached property built recently by Broadgate Homes. Well-presented, with large lawned garden and gravelled tandem driveway parking behind, the property enjoys a bright dining kitchen and generous lounge to the ground floor; two bedrooms and bathroom to the first. The property benefits from solar panels. The property is within convenient walking distance of the shopping; social and educational facilities Woodhall Spa has to offer. LEASEHOLD.

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

Entered into the front through composite obscure glazed door into:

Dining Kitchen 15' 10" x 11' 0" (4.82m x 3.35m) max

With uPVC double glazed window to front, light and spotlights to ceiling and having storage units to base and wall levels and 1 1/2 sink and drainer set to roll edge worktop. There is a Neff oven and hob beneath extractor, space and connections for upright fridge-freezer and under counter washing machine. There is a radiator, wood effect flooring, wooden door to cloakroom and to:





Lounge 12' 6" x 12' 3" (3.81m x 3.73m)

With uPVC double glazed French doors and full height windows to rear and window to side. There is a radiator; multiple power points and tv point.

Downstairs Toilet

With low-level WC, hand wash basin, radiator and wood effect flooring.

First Floor

Landing

With loft access hatch, multiple power points, wooden doors to bedrooms and to:

Bathroom 8' 8" x 7' 0" (2.64m x 2.13m) max

With uPVC double glazed obscure window to front, spotlights to ceiling and having low-level WC, pedestal sink, bath, separate shower cubicle with board surround. There is wood effect flooring and radiator.

Bedroom 2 12' 2" x 8' 8" (3.71m x 2.64m) max

With uPVC double glazed window to front, radiator and multiple power points.

Bedroom 1 12' 8" x 12' 2" (3.86m x 3.71m) max

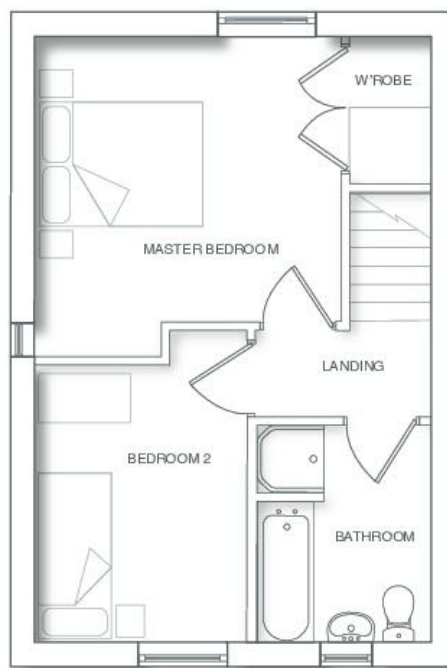
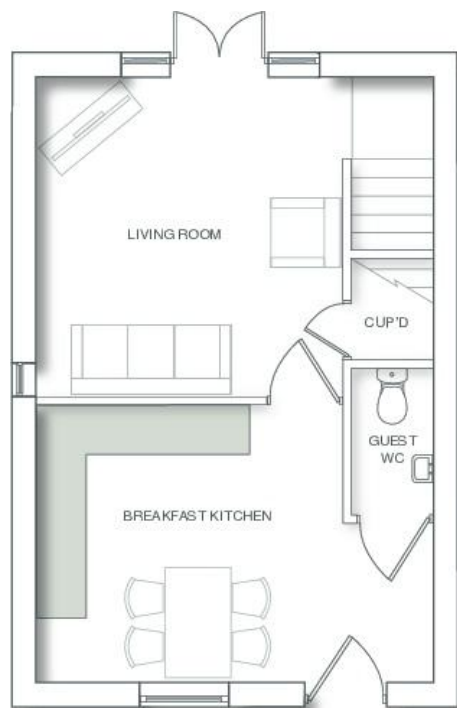
With uPVC double glazed windows to side and rear and having radiator, multiple power points and wooden doors to built-in wardrobe space, housing logic gas fired boiler.

Outside

The property is approached over a gravelled drive; leading down the side of the neighbouring property and to the rear, where there are two (tandem) dedicated parking spaces. A wooden gate accessed the rear garden, laid to lawn with fenced boundaries and a path to the back of the property.

There is a further lawned space to the front.





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

Please Note: 157 Witham Road is also available on a 75% Shared ownership for £165,000

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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