



Westwood Lodge
40 Halton Fenside, Halton Hologate. PE23 5BD





Westwood Lodge

Halton Fenside

Westwood Lodge is a four-bedroom family home, built to the vendors' specifications and providing spacious accommodation alongside double garage and further workshop/studio outbuildings. Approached via two driveways, the property enjoys a South-Westerly outlook with sweeping lawn and patio off the Lounge; the grounds totalling over half an acre (sts). Versatile to suit a range of requirements, with Study and Dining Room spaces being potential bedrooms, the bungalow enjoys a large Dining Kitchen with Utility, and a generous Conservatory.

The property lies within the village of Halton Fenside, three miles from the market town of Spilsby: home to a range of services including doctors surgery, supermarket and with public transport links to the coast and the city of Lincoln. Within 13 miles are beautiful East Coast beaches.

ACCOMMODATION

Entered to the side through uPVC double glazed obscure door with full height window alongside, to

Hallway - with lights to ceiling and walls, radiator, wood effect flooring, multiple power points. Wood doors to accommodation including ...

Lounge - with uPVC double glazed bow window to front, sliding doors to rear. Lights to ceiling. Brick fireplace with tiled stand, carpet, radiators, multiple power points. Fibre internet point,

Dining Room / Bedroom 3 - with uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points.





Dining Kitchen - with uPVC double glazed window to side, lights to ceiling. Excellent range of storage units to base and wall levels, plus full height open shelving. 1 1/2 ceramic sink and drainer to roll edge worktop with triple tap (including input from reverse osmosis system) over. Electric hotpoint cooker and hob beneath extractor canopy, tall Hisense fridge-freezer and microwave integrated to breakfast bar island. Radiator, multiple power points, wood effect flooring. Wood door to utility, double glazed sliding doors to rear, to...

Conservatory - with wood double glazed windows to front, sides and rear patio doors to front, side and rear; pitched polycarbonate roof with beams and ceiling fan lights. Wood doors effect flooring, radiators, multiple power points.

Utility - with uPVC double glazed door and window to side, light to ceiling. Space and connections for under counter washing machine, dryer and dishwasher. Built in storage units to walls and full height cupboard, roll edge counter top. Radiator, tiled flooring, multiple power points. Wood door to airing cupboard.

Family Bathroom - with uPVC double glazed obscure window to side, lights to ceiling. Low level W/C, hand wash basin to roll edge wood effect counter top with storage space beneath and units above. Bidet, corner shower cubicle, panel bath. Tiled walls, radiator, tiled flooring with underfloor heating. Shaver socket and light.

Bedroom Two - with uPVC double glazed window to side, light to ceiling. Carpet, radiator, multiple power points.

Master Bedroom - with double glazed windows to front, light to ceiling. Built in bedroom furniture comprising wardrobes, bedside units, dressing table and drawers. Carpet, radiator, multiple power points. Wood door to...

En Suite Shower Room - with uPVC double glazed obscure window to side, light to ceiling. Low level W/C, pedestal sink, shower cubicle. Tiles to walls and flooring, wood doors to storage space. Radiator, shaver socket. Underfloor heating.

Bedroom Four - with uPVC double glazed window to side, light to ceiling. Carpet, radiator, multiple power points.

Cloakroom - with uPVC double glazed obscure window to side, light to ceiling. Low level W/C, hand wash basin to roll edge counter top with storage units beneath. Radiator, panelling to half height to walls, wood effect flooring.





Accessed externally from the side of the property, through a uPVC double glazed obscure door, is the **Boiler Room**, with light, power, roll edge counter top; wood effect flooring and the Worcester, oil fired boiler.

OUTSIDE

The property is approached to the front, with two driveway entrances, leading up a gravelled, tree-lined dual approach continued to a pair of brick and tile outbuildings, and the front parking space.

Double Garage - with up and over doors; lights, power, built in storage unit to corner. UPVC double glazed windows to side and rear, uPVC door to side. Roof space access hatch.

Studio / Workshop - with uPVC double glazed window and uPVC door to front; lights, power, carpeted, with electric heater.

Behind both are parking / storage spaces with timber canopies over.

The garden is laid to lawn, sweeping around the side and to the rear of the property. Coloured by mature borders and shrubs, the garden is contained by hedging and is complete with a paved patio seating space leading off the lounge and looks out across neighbouring farmland.

It should be noted the property was subject to flooding due to the 'unprecedented' weather suffered by mid-Lincolnshire in October 2023.

To mitigate against a repeat in future, the vendors have purchased portable flood barriers from Flood Protection Solutions:

- A four panelled aluminium barrier at the lounge patio door*
- A two panelled aluminium barrier at the front door*
- A two panelled aluminium barrier at the back door*
- A two panelled aluminium barrier at the boiler room door.*

Plus "Hydrosnakes" for all conservatory entrance (expanding water barriers).

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: TBC

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 Horncastle Office

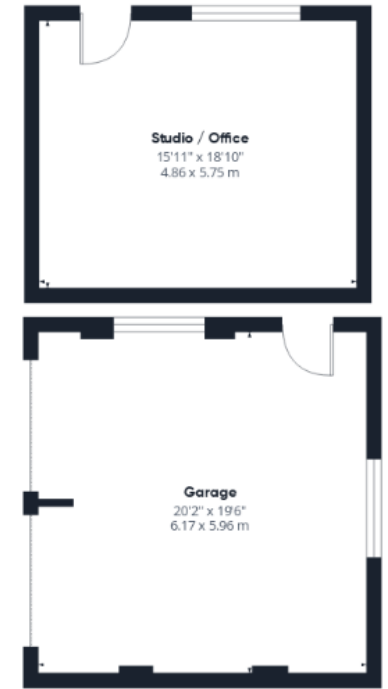
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Approximate total area⁽¹⁾

2390 ft²

222.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

DISCLAIMER

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