



8 Lansdown Way
Woodhall Spa, Lincoln, Lincolnshire LN10 6BD

£415,000

BELL



8 Lansdown Way

Woodhall Spa, Lincolnshire LN10 6BD

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

A well-presented three-bedroom detached house pleasantly situated to a cul-de-sac position to the ever-popular Viking Park. Internally the property is enhanced by two reception rooms, conservatory, utility room and ensuite to main bedroom. Outside, there is off street parking, garage and attractive south westerly facing rear gardens. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy 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 leading into:

Reception Hall

Having staircase to the first floor with storage below and coved ceiling, radiator, power points and door to:

Sitting Room 14' 9" x 12' 0" (4.49m x 3.65m)

With bay window to front aspect and having gas coal effect fire set to decorative surround and feature downlighting. There is coved ceiling, radiator, power points and glazed panel double doors to:



Dining Room 11' 0" x 9' 11" (3.35m x 3.02m)

With coved ceiling, radiator, power points, door to kitchen and uPVC double doors to:

Conservatory 11' 8" x 10' 6" (3.55m x 3.20m)

With pleasing south westerly views over the garden and having power points and double doors to composite decked terrace.

Breakfast Kitchen 13' 8" x 10' 7" (4.16m x 3.22m) max

With uPVC patio doors opening to the rear garden and having a stylish range of fitted units comprising stainless steel sink drainer inset to granite work surface over base units including integral dishwasher, fridge, wine chiller and microwave oven. There is a four-ring electric hob, electric double oven, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, ceiling spotlights, tiled flooring, radiator, ample power points and door to:

Utility Room 6' 9" x 5' 1" (2.06m x 1.55m)

Overlooking the rear garden and having fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a wall mounted cupboards above, coved ceiling, power points, uPVC door to side of property and door to:

Cloakroom

With a low-level WC, wash hand basin over vanity cupboard, coved ceiling and radiator.

First Floor

Landing

With built-in airing cupboard, coved ceiling, radiator, power points and door to:

Bedroom 1 12' 0" x 11' 3" (3.65m x 3.43m)

With front aspect and having fitted wardrobes, two sets of drawers, coved ceiling, radiator, power points and door to **En-Suite** with a white suite comprising tiled shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is coved ceiling, shaver point and heated towel rail.

Bedroom 2 11' 0" x 9' 11" (3.35m x 3.02m)

Overlooking the rear garden and having fitted wardrobes, overhead storage and bedside cabinets. There is coved ceiling, radiator and power points.





Bedroom 3 8' 4" x 7' 10" (2.54m x 2.39m)

Overlooking the rear garden and having coved ceiling, radiator and power points.

Bathroom 8' 7" x 6' 2" (2.61m x 1.88m)

Being fully wall tiled and having a suite comprising panelled bath with shower over, wash hand basin over vanity cupboard and a low-level WC. There is coved ceiling, shaver point, ceiling spotlights and radiator.

Outside

The property is approached over a block paved driveway providing off street parking and leads to **Garage** with up and over door, power and lighting. The remaining front garden is laid to lawn with decorative shrubs to borders. The enclosed rear garden is predominantly laid to lawn with decorative shrubs to borders, paved patio and composite decked terrace with retractable pergola with roller blinds.

Further Information

All mains' services. Gas central heating. UPVC double glazing.

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 = D

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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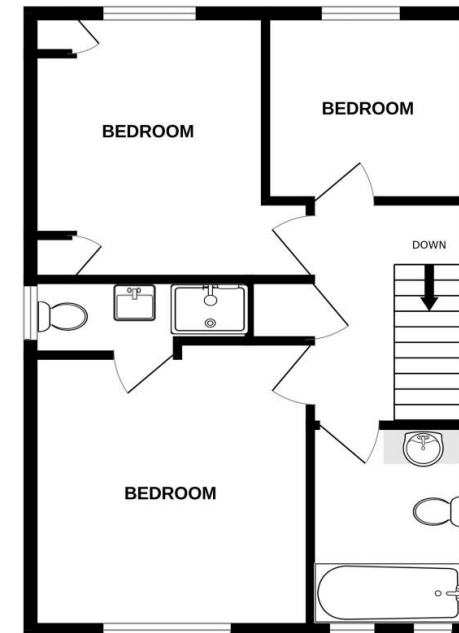
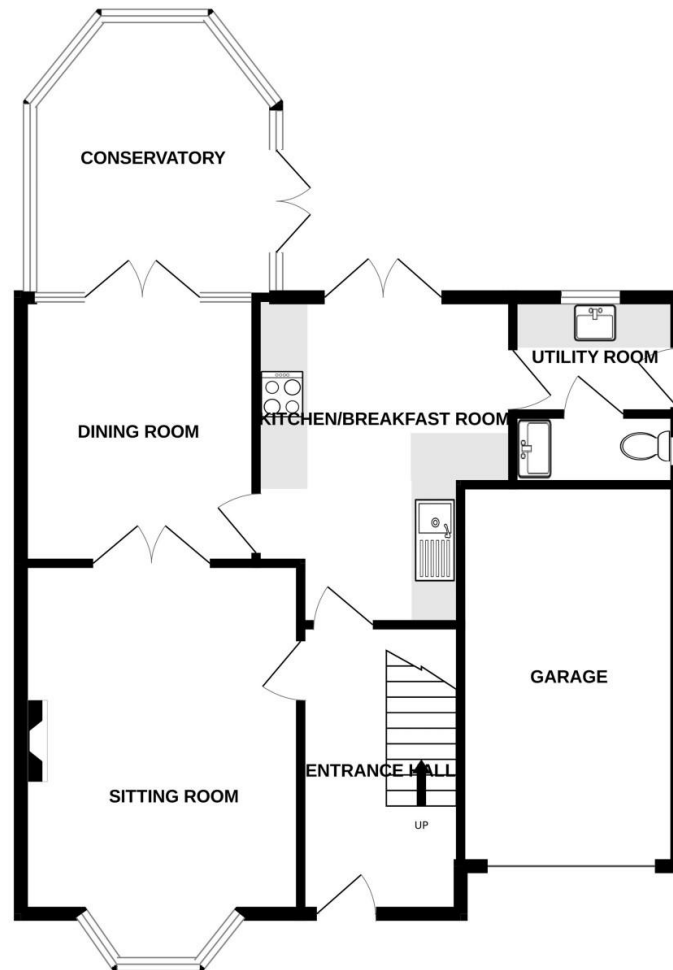
Brochure prepared 10.08.2026





GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1304 sq.ft. (121.2 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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