



5 Clinton Way
Woodhall Spa, Lincoln, Lincolnshire LN10 6QW

£375,000
NO ONWARD CHAIN

BELL



5 Clinton Way

Woodhall Spa, Lincolnshire LN10 6QW

Lincoln – 18 miles
 Grantham – 31 miles with East Coast rail link to London
 Boston – 18 miles

(Distances are approximate)

A well-presented three double bedroom detached bungalow pleasantly situated to an attractive Cul-de-Sac. Internally this thoughtfully designed home provides two reception rooms, breakfast kitchen, utility room and en-suite to main bedroom. Outside there is off street parking, generous integral garage and private rear gardens. The shopping and social facilities of this most sought after of Lincolnshire's villages is within reasonable walking distance and some fine countryside walks very close by including The Viking Way and Water Rail Cycle Path following the River Witham to Lincoln. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.

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 5' 6" x 4' 2" (1.68m x 1.27m)

With coved ceiling, radiator and glazed panel door to:

Reception Hall

A spacious hallway with built-in airing cupboard, access to roof space, radiator, coved ceiling, power points and glazed panel double doors to:





Living Room 19' 1" x 12' 9" (5.81m x 3.88m)

Overlooking the rear garden through sliding patio doors and having coved ceiling, two radiators, t.v point and power points.

Dining Room 13' 2" x 12' 2" (4.01m x 3.71m)

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

Breakfast Kitchen 12' 0" x 9' 9" (3.65m x 2.97m)

Overlooking the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to work surface over base units including gas oven. There is a four-ring gas hob, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, radiator, coved ceiling, power points and door to:

Utility Room 9' 9" x 6' 8" (2.97m x 2.03m)

With side aspect and having uPVC door to the rear garden. There is a stainless-steel sink drainer inset to work surface over base units and space with plumbing for washing machine. There is coved ceiling, radiator, power points and service door to the integral garage.

Bedroom 1 12' 10" x 12' 5" (3.91m x 3.78m) main

With rear garden views and having coved ceiling, radiator, power points and door to **En-Suite** having a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, decorative wall tiling, radiator and shaver point.

Bedroom 2 13' 1" x 8' 8" (3.98m x 2.64m)

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

Bedroom 3 9' 2" x 8' 7" (2.79m x 2.61m)

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

Bathroom 9' 2" x 6' 5" (2.79m x 1.95m)

With a suite comprising paneled bath, pedestal wash hand basin and a low-level WC. There is a radiator, coved ceiling, shaver point and wall mounted vanity unit.

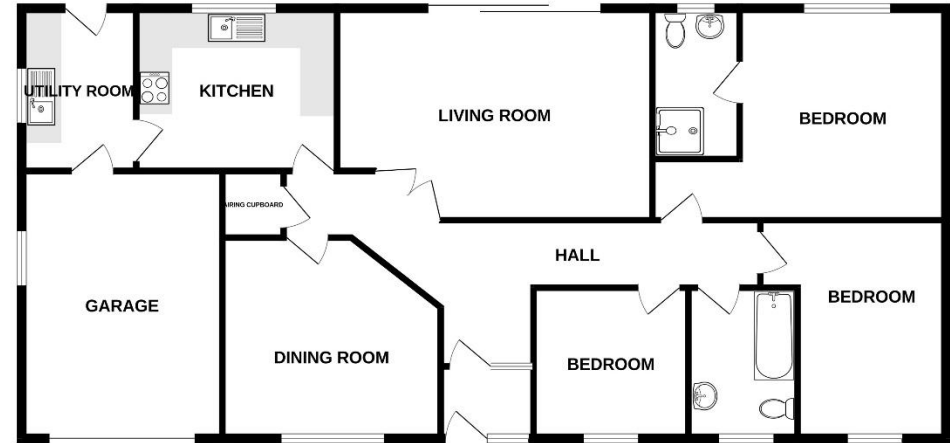
Outside

The property is approached over a block paved driveway providing off street parking and leads to **Integral Garage 16' 11" x 12' 2" (5.15m x 3.71m)** having electric up and over door, lighting, power points and service door into the property. The remaining front garden is predominantly laid to lawn with a variety of decorative shrubs to borders. The enclosed rear garden is mostly laid to lawn with ornamental shrubs to borders.





GROUND FLOOR
1452 sq.ft. (134.9 sq.m.) approx.



TOTAL FLOOR AREA: 1452 sq.ft. (134.9 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 parts 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.
Made with Metropix ©2025

East Lindsey District Council – Tax band: D
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.

Tel: 01526 353333

Email: woodhallspa@robert-bell.org

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

Brochure prepared 07.04.2026

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org

www.robert-bell.org

