



1 Bennetts Mill Close
Woodhall Spa, Lincoln, Lincolnshire LN10 6NA

£210,000
LEASEHOLD

BELL



1 Bennetts Mill Close

Woodhall Spa, Lincolnshire LN10 6NA

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A stylish three bedrooomed, ground floor apartment, conveniently located for all the shopping and social facilities this vibrant Lincolnshire village provides.

Internally the property is further enhanced by its superb triple aspect living kitchen and en-suite to main bedroom. The property has its own south facing 'courtyard' patio, private entrance and allocated parking.

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

Approached to the side, via a paved path leading to wooden double glazed obscure door into:

Hallway having wooden double glazed sash windows to front, built-in airing cupboard housing Range tribune water cylinder, newly fitted wall mounted electric heater, multiple power points and doors to rooms including:

Superb Open Plan Living Kitchen

Kitchen Area 10' 3" x 9' 0" (3.12m x 2.74m) having wooden double glazed sash window to front aspect and having a good range of storage units to base and wall levels, one and a half bowl sink and drainer inset to roll edge worktop, electric cooker and four ring induction hob with extractor over. There is space and connections for under counter washing machine, integrated dishwasher, fridge and freezer, wood style laminate flooring, multiple power points and opens to:



Sitting/Dining Room Area 19' 8" x 12' 8" (5.99m x 3.86m) extending to 18' x 8" (5.69m) having wooden double glazed sash windows to side and rear, sliding doors to front opening to patio. There are newly fitted wall mounted heaters, lights to ceiling and wall, television and telephone point and multiple power points.

Bedroom 1 10' 1" x 9' 9" (3.07m x 2.97m) with wooden double glazed sash window to rear aspect and having newly fitted wall mounted heater, built-in full height double wardrobe, multiple power points and door to **En Suite Shower Room 7' 9" x 4' 10" (2.36m x 1.47m)** with wooden double glazed obscure window to rear aspect; corner shower cubicle, pedestal wash hand basin and low-level WC. There are tiles to walls and floor, ceiling light and fan.

Bedroom 2 13' 4" x 9' 4" (4.06m x 2.84m) having built-in double and single full height wardrobe and multiple power points.

Bedroom 3 9' 3" x 8' 9" (2.82m x 2.66m) with rear aspect and having power points.

Bathroom 8' 6" x 8' 11" (2.59m x 2.72m) with wooden double glazed obscure sash window to front aspect and having panel bath, corner shower cubicle with light over, pedestal wash hand basin and low-level WC. There is a wall mounted chrome heated towel rail, tiles to walls and floor and extractor fan.

Outside

The property has a 'Courtyard' patio off the living kitchen and the remaining grounds are communal and laid to lawn and has allocated parking space.

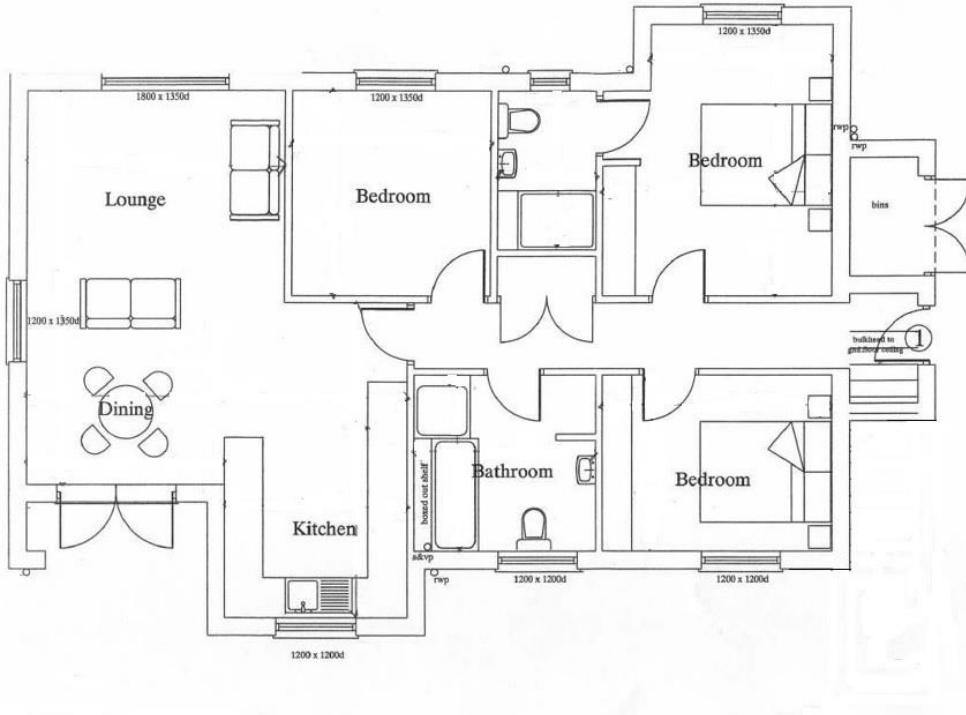
**East Lindsey District Council – Tax band: B
ENERGY PERFORMANCE RATING: C**

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 Soa office, 19 Station Road, Woodhall Spa. LN10 6QL Tel: 01526 353333

Email: woodhall@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 11.06.25



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: woodhallsa@robert-bell.org

www.robert-bell.org
 Brochure prepared 03.06.2025

