



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

£375,000  
NO ONWARD CHAIN

**BELL**





# 10 Bennetts Mill Close

Woodhall Spa, Lincolnshire LN10 6NA

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A four bedroom detached family home pleasantly situated to the far end of a cul-de-sac adjoining a spinney of mature trees. Internally the property is enhanced by en-suite to main bedroom and dual aspect living room. Outside there is a detached double garage, walled courtyard and further garden laid to lawn. 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 with storm porch over is gained through a uPVC door leading into:

## Reception Hall

With staircase to the first floor and having radiator, power points, wood effect flooring and door to:

## Living Room 22' 3" x 11' 9" (6.78m x 3.58m)

A superb dual aspect room including two sets of double patio doors to a part walled courtyard. There are two radiators, telephone point, television point and power points.





#### **Dining Kitchen 15' 3" x 11' 3" (4.64m x 3.43m)**

A dual aspect room including patio doors to the rear of the property. There is a stylish range of fitted units comprising stainless steel one and a half sink drainer inset to worksurface over base units including integral fridge, freezer and dishwasher. There is a five ring gas hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is tiled flooring, radiator and power points.

#### **Utility Room 8' 4" x 6' 3" (2.54m x 1.90m)**

A dual aspect utility room with fitted units comprising stainless steel sink drainer inset to worksurface over base units and space with plumbing for washing machine. There is fitted shelving, tiled flooring, radiator and power points.

#### **Cloakroom**

With a low-level WC, pedestal wash hand basin, tiled flooring and a heated towel rail.

#### **First Floor**

##### **Landing**

With views to the rear and having access to roof space, radiator, power points and door to:

#### **Bedroom 1 11' 9" x 11' 5" (3.58m x 3.48m)**

With views over the rear garden and having radiator, power points and door to **En-Suite**, with a white suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is tiled flooring, a heated towel rail and extractor fan.

#### **Bedroom 2 10' 5" x 8' 9" (3.17m x 2.66m)**

A dual aspect room having, radiator, power points and television point.

#### **Bedroom 3 11' 6" x 8' 9" (3.50m x 2.66m)**

With side aspect and having radiator and power points.

#### **Bedroom 4 10' 1" x 6' 7" (3.07m x 2.01m)**

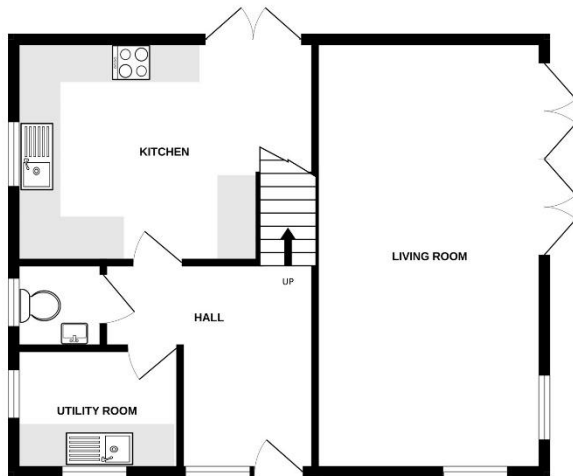
With views to the side and having radiator and power points.

#### **Bathroom 7' 8" x 6' 6" (2.34m x 1.98m)**

With a suite comprising paneled bath having shower over, pedestal wash hand basin and a low-level WC. There is tiled flooring, a heated towel rail and extractor fan.



GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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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#### Outside

The property is approached over a block paved driveway providing parking, turning area and leads to **Detached Double Garage 17' 11" x 17' 11" (5.46m x 5.46m)** with two up and over doors, power lighting and service door to the side. The remaining front garden is laid to lawn with block paved path to main entrance door and along the side to the rear. The garden to property is to the side consisting of an appealing predominantly walled and block paved courtyard, an ideal spot for outside entertaining having two sets of patio doors returning into the property. The remaining garden is along a foot path and is enclosed, laid to lawn with a central Oak Tree. The rear garden backs onto a spinney of mature trees.

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

**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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