



17 King Edward Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6RL

£165,000

BELL



17 King Edward Road

Woodhall Spa, Lincolnshire LN10 6RL

Lincoln – 18 miles
 Grantham – 32 miles with East Coast rail link to London
 Boston – 17 miles

(Distances are approximate)

17 King Edward Road is an appealing two bedroom Edwardian end of terrace house providing well-presented accommodation, set to the heart of this ever-popular spa village and inland resort. Enjoying lounge, kitchen, bathroom and front and rear lobbies to the ground floor, the property steps out to a long rear garden with outhouse and store and power connected.

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

Entered into the front through uPVC double glazed obscure door into:

Entrance Porch

With tile effect flooring and wooden obscure glazed door to:

Lounge 12' 2" x 13' 4" (3.71m x 4.06m) plus bay

With uPVC double glazed bay window to front and having log burning stove to wide fireplace with wood surround and wood effect flooring. There is a tv point, multiple power points and wooden obscure glazed door to:





Kitchen 9' 0" x 7' 0" (2.74m x 2.13m)

With uPVC double glazed window to rear and having ceramic butlers sink set to roll edge wood worktop and storage units to base and wall levels. There is an oven and four ring hob, wall mounted boiler, tiled flooring, under stairs storage space with connections for fridge and washing machine and wooden glazed door to:

Rear Lobby

With wooden double glazed door to side, tile effect flooring and wooden door to:

Shower Room 5' 0" x 5' 0" (1.52m x 1.52m) plus shower cubicle

With uPVC double glazed obscure window to rear and having a low-level WC, pedestal sink and shower with tiled surround. There is wood effect flooring, radiator and tiled to half height to walls.

First Floor

Landing

With loft access hatch and wooden obscure glazed doors to bedrooms.

Bedroom 1 11' 0" x 10' 6" (3.35m x 3.20m)

With uPVC double glazed window to front and having feature fireplace, built-in wardrobe storage, wooden flooring, multiple power points and radiator.

Bedroom 2 9' 2" x 9' 4" (2.79m x 2.84m)

With uPVC double glazed window to rear, radiator, multiple power points, wooden flooring and wooden surround to corner W/C.



Outside

The property is approached to the front through pedestrian gate to a paved space before the front door, contained by low level brick wall. Down the side is a gate through to the rear garden, a long space initially laid to paved patio seating before the outbuilding with water and power connected and a lean-to store off the rear. Behind is a lawned space with mature borders, and to the end a gravelled seating space. The garden is contained by timber fencing to ensure a child and pet friendly space.



Ground Floor

1st Floor

East Lindsey District Council – Tax band: A

EPC Rating – D

Please Note: There is a pedestrian right of way to the neighbouring property.

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 19.08.2025

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

