



40 Mill Lane
Woodhall Spa, Lincoln, Lincolnshire LN10 6QZ

£199,950
NO ONWARD CHAIN

BELL



40 Mill Lane

Woodhall Spa, Lincolnshire LN10 6QZ

Lincoln – 17 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

A three bedroom semi-detached house pleasantly situated towards the western fringe of this most sought after Lincolnshire village. Internally the property is in need of a wide range of updating and offers an exciting opportunity to upgrade and/or extend, subject to necessary consents. Several similar properties in recent times along the lane have extended to the side and rear to provide most appealing family homes. Outside, the property has attractive front and rear gardens and off-street parking. The center of the village is around about a mile away and there are many countryside walks very close by including The Viking Way and Water Railway Cycle Path along the River Witham. A viewing is highly recommended to fully appreciate the possibilities 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 uPVC door into:

Entrance Lobby

With glazed panel door to:

Reception Hall

Having staircase to the first floor, cloak hooks to one wall, electric storage heater, telephone point, power point and door to:





Sitting Room 13' 7" into bay x 11' 10" (4.14m x 3.60m)

With front aspect through bay window and having gas coal effect fire set to tiled surround, television point and power point.

Kitchen 14' 6" x 5' 11" (4.42m x 1.80m)

With side aspect and having a range of fitted units comprising stainless steel sink unit over base unit having space for electric cooker to side, fitted worksurface to opposite side over base units and wall mounted cupboards above. There is a built-in understairs cupboard, power points, uPVC door to rear lobby and door to:

Dining Room 12' 11" x 12' 0" (3.93m x 3.65m)

Overlooking the rear garden through uPVC patio doors and having gas coal effect fire set to tiled surround. There is electric storage heater and power points.

Rear Lobby

With uPVC doors to the front and rear gardens and latch door to:

Cloakroom

With a high-level WC.

Store Room 6' 0" x 3' 0" (1.83m x 0.91m)

Utility Room/Workshop 6' 0" x 6' 0" (1.83m x 1.83m)

With lighting and power points.

First Floor

Landing

With door to:

Bedroom 1 14' 1" into bay x 10' 0" (4.29m x 3.05m)

With front aspect and having built-in wardrobe, feature fireplace, electric storage heater and power points.

Bedroom 2 13' 0" x 12' 0" (3.96m x 3.65m)

Overlooking the rear garden and having built-in airing cupboard, electric storage heater and power points.

Bedroom 3 8' 7" x 7' 10" (2.61m x 2.39m)

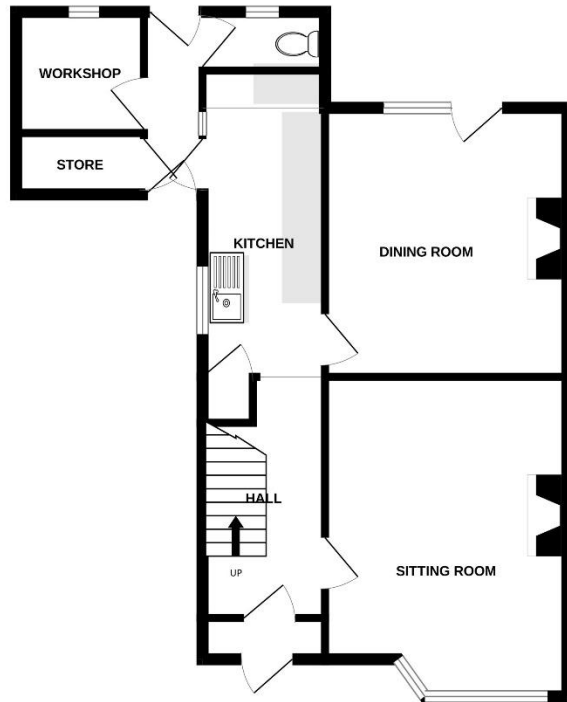
With front aspect and having electric panel heater and power points.

Bathroom 7' 4" x 5' 11" (2.23m x 1.80m)

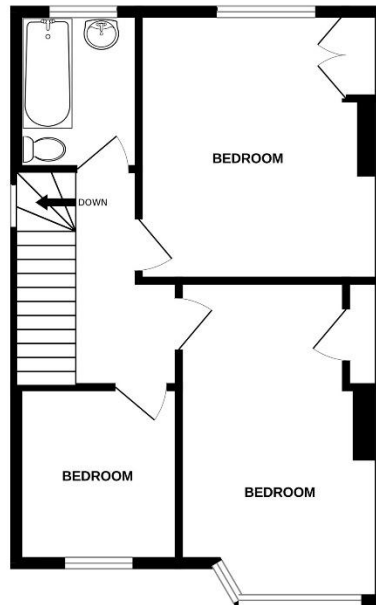
With a white suite comprising paneled bath having shower over, pedestal wash hand basin and a low-level WC. There is appropriate wall tiling and electric heater.



GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 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 driveway providing off street parking. The remaining front garden is laid to lawn with decorative shrubs and mature hedging to borders. The rear garden is laid to lawn with ornamental shrubs to borders, timber garden shed and corrugated metal store.

East Lindsey District Council – Tax band: B
EPC Rating: E

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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Tel: 01526 353333
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