

33 Mill Lane

Woodhall Spa, Lincoln, Lincolnshire LN10 6QZ

£425.000

NO ONWARD CHAIN

BELL







33 Mill Lane

Woodhall Spa, Lincolnshire LN10 6TG

Lincoln – 17 miles
Grantham – 31 miles with East Coast rail link to London
Boston – 18 miles

(Distances are approximate)

A three-bedroom detached house pleasantly situated to a most appealing setting with south westerly views over open countryside, an ideal spot to enjoy the famous Lincolnshire sunsets. Internally the property enjoys thoughtfully designed accommodation comprising dual aspect lounge, triple aspect dining kitchen, home office and en-suite to main bedroom. The shopping, social and educational facilities can be found within this most sought-after village and close by are several pleasing countryside walks including The Viking Way and the Water Railway path along the River Witham. There is a well-stocked convenience store around the corner and bus stop at the top of the lane. 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 solid timber door leading into:







Reception Hall
With staircase to the first floor and having radiator, power points and door to:

Lounge ***19' 3" x 12' 9" (5.86m x 3.88m)***
A dual-aspect room with views over the front lawn and aspect over the rear garden and open countryside beyond. There is a radiator and power points.

Home Office ***7' 11" x 8' 10" (2.41m x 2.69m)***
Overlooking the rear garden and having radiator and power points.

Dining Kitchen ***19' 2" x 12' 10" (5.84m x 3.91m)***
A triple aspect room and having a range of fitted units comprising stainless steel sink over base units including integral dishwasher and fridge over freezer to one end. There is a four-ring gas hob over electric oven, wall mounted cupboards above and filter hood over the hob. The floor is tiled with ceiling spotlights, radiator, power points and door to:

Utility Room ***10' 7" x 6' 6" (3.22m x 1.98m)***
With fitted units comprising worksurface over space and plumbing for washing machine, tiled flooring radiator, power points, door to side of property and door to:

Cloakroom
With a low-level WC, pedestal wash hand basin, tiled flooring and radiator.

First Floor
Landing
With front aspect, radiator, power points and door to:

Bedroom 1 ***12' 8" x 12' 8" (3.86m x 3.86m)***
With front aspect and having radiator, power points and door to **En-Suite** with a suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is tiled flooring and heated towel rail.

Bedroom 2 ***12' 7" x 10' 2" (3.83m x 3.10m)***
With side aspect and having radiator and power points.







Bedroom 3 ***12' 7" x 8' 6" (3.83m x 2.59m)***
With front aspect and having radiator and power points.

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

Outside
The property is approached over a graveled driveway providing parking for several vehicles, turning area and leads to **Detached Garage** with timber double doors. The remaining front garden with its mature hedging is laid to lawn. The enclosed rear garden is laid to lawn and features superb views over the open Lincolnshire countryside.

Further Information

All mains' services. Gas central heating.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.
DISTRICT COUNCIL TAX BAND = E
EPC RATING = C

Please Note: Prospective purchasers please to be aware that this property has a connection with a member of staff at Robert Bell & Co.

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 28.10.2026













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