



6 Churchill Drive
Martin Dales, Woodhall Spa, Lincoln, Lincolnshire LN10 6XY

£139,950

BELL



6 Churchill Drive

Martin Dales, Lincolnshire LN10 6XY

Lincoln – 17 miles
Grantham – 31 miles
Boston – 21 miles

(Distances are approximate)

A two-bedroom semi-detached bungalow pleasantly situated to a corner position and within attractive gardens. The property would benefit from a range of refurbishment but offers an exciting opportunity to uplift and improve to provide a most appealing home once again. Located close to the River Witham and having countryside walks and traditional public house within a short walk. A footpath leads into Woodhall Spa, a sought-after Lincolnshire village having a wide range of shopping and social facilities. A viewing is highly recommended to fully appreciate the setting and possibilities on offer.



The nearby village of 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 uPVC door into:



Reception Hall

With built-in cloaks cupboard, access to roof space, electric heater, power points and door to:

Lounge 16' 4" x 11' 7" (4.97m x 3.53m)

With front aspect and having coved ceiling, electric heater, internet connection point and power points.

Kitchen 10' 10" x 10' 4" (3.30m x 3.15m)

Overlooking the rear garden and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a slot-in electric cooker, wall mounted cupboards above and filter hood over the hob. There is a built-in airing cupboard, larder cupboard, electric fitted convection heater to wall, power points and door to:

Conservatory 12' 1" x 7' 9" (3.68m x 2.36m)

Providing views and having sliding doors to the attractive rear garden.

Bedroom 1 11' 6" x 10' 0" (3.50m x 3.05m)

With front aspect and having power points.

Bedroom 2 13' 0" x 7' 4" (3.96m x 2.23m)

Overlooking the rear garden and having fitted wardrobe, night storage heater and power points.

Shower Room

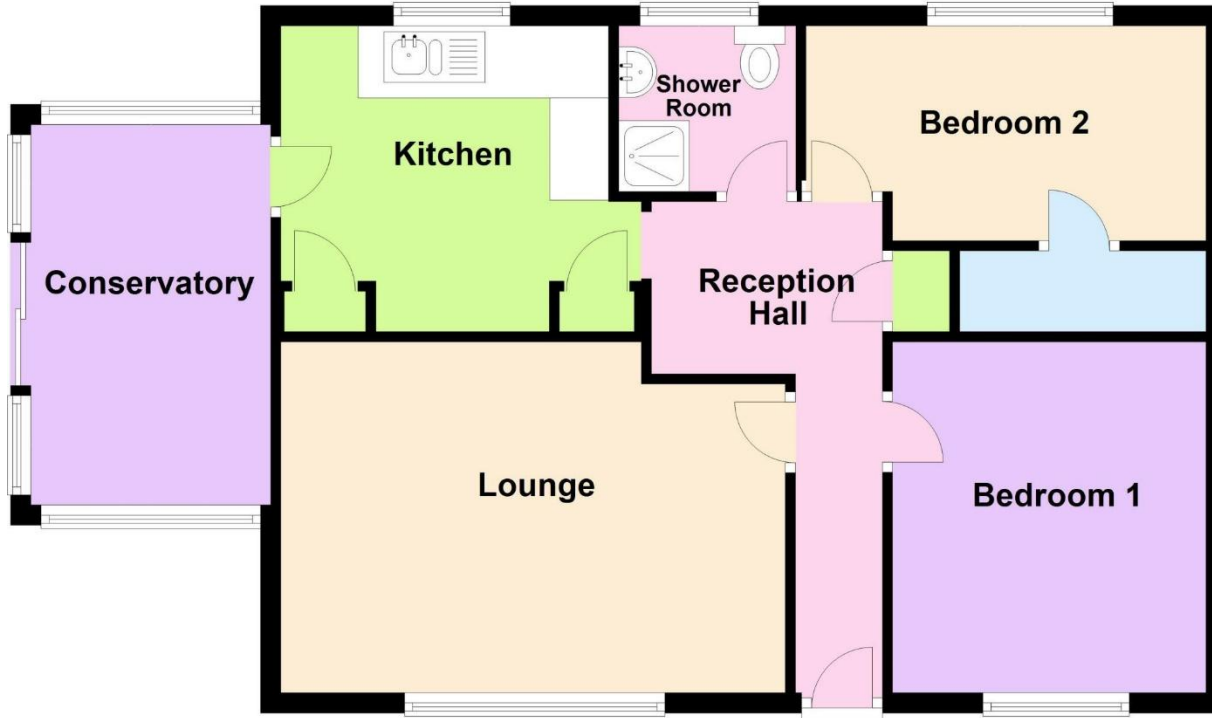
With a suite comprising corner shower cubicle, wash hand basin over vanity unit and a low-level WC. There is a heated towel rail and electric wall mounted heater.

Outside

The property is approached over a footpath to the main entrance door. The remaining front garden is landscaped by a wide variety of decorative shrubs to borders. The enclosed rear garden is mostly laid to lawn with patio area and ornamental shrubs to borders. There is a **Brick Built Store/Workshop 9' 8" x 5' 2" (2.94m x 1.57m)**, **Wooden Shed** of similar size and **Greenhouse**.



Ground Floor



Further Information

Non-conventional construction.
Mains electric, water and drainage. Electric heating, night storage heaters running on economy 7. UPVC double glazing.

Local Authority: North Kesteven District Council, Kesteven Street, Sleaford, Lincolnshire NG34 7EF. Tel No: 01529 414155.

DISTRICT COUNCIL TAX BAND = A
EPC RATING = E

PLEASE NOTE: Internal photographs are taken in 2024 and are used for illustration purposes.

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 14.04.2026

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