



15 Witham Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6RW

Offers Over £375,000

BELL



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Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

15 Witham Road is an excellently presented, three-storey family home; providing five bedrooms alongside large living room, dining and kitchen spaces. To the heart of this popular spa village, with a range of services and leisure facilities within comfortable walking distance, the property will suit a range of potential purchasers. Driveway parking is provided to the front with lawned and patio spaces to the rear.

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 door and side passage, into:

Hallway

With uPVC double glazed obscure door to side and having wood effect flooring, radiator and multiple power points. There is wooden glazed door to dining room and wooden door to:

Living Room 17' 0" x 12' 10" (5.18m x 3.91m)

With uPVC double glazed bay window to front and having TV point, multiple power points, radiator and log burning stove with exposed brick surround and tiled stand.





Dining Room 17' 0" x 13' 0" (5.18m x 3.96m)

With uPVC double glazed windows to rear and having log burning stove with exposed brick surround and tiled stand. There is wood effect flooring, radiator, multiple power points and wooden glazed door to:

Kitchen 17' 4" x 9' 0" (5.28m x 2.74m)

With uPVC double glazed window and patio door to side and having modern units to base and wall levels, whirlpool double oven, Electrolux hob beneath extractor canopy, integrated dishwasher and wine cooler. There is radiator, wooden flooring and open doorway to:

Utility Room 8' 9" x 6' 1" (2.66m x 1.85m)

With uPVC double glazed window to side and having radiator, wooden flooring, roll edge worktop and storage unit and space and connection for dishwasher and washing machine beneath. There is wooden door to:

Cloakroom

With uPVC double glazed obscure window to rear and having low-level WC, hand wash basin to storage unit and further storage units beneath wood effect countertop. There is tiles to floor and heated towel rail.

First Floor

Landing

With radiator, wooden doors to first floor accommodation including:

Bedroom 13' 1" x 10' 10" (3.98m x 3.30m) max

With uPVC double glazed window to front, radiator and multiple power points.

Bedroom 13' 1" x 14' 8" (3.98m x 4.47m) max

With uPVC double glazed window to rear, radiator, multiple power points and wooden door to:

En-Suite Shower Room 17' 2" x 9' 0" (5.23m x 2.74m)

With uPVC double glazed windows to side and rear and having low-level WC, hand wash basins to storage units with light up mirror over and corner shower cubicle with tiled surround. There is a radiator and wood laminate flooring.

Family Bathroom 13' 3" x 5' 10" (4.04m x 1.78m)

With uPVC double glazed obscure window to rear and having low-level WC, bath and shower cubicle with monsoon and regular heads over and tiled surround. There is a radiator with towel rail and wooden flooring.





Bedroom 13' 1" x 9' 8" (3.98m x 2.94m) max

With uPVC double glazed window to front, radiator and multiple power points.

Second Floor Landing

With wooden doors to loft space and to:

Bedroom 4 19' 11" max x 11' 11" (6.07m x 3.63m)

With uPVC double glazed window to front, sloping ceilings, radiator, multiple power points and wooden door to:

Bedroom 5 19' 11" max x 8' 5" (6.07m x 2.56m)

With uPVC double glazed window to front, sloping ceilings, radiator and multiple power points. **Please note:** Bedroom 5 is accessed via Bedroom 4 but could be altered to each room having its own access. It currently works well for the current owners as a teenager suite providing bedroom and living room

Outside

The property is approached over a hardstanding driveway, with gravelled space alongside, to the front; contained by low-level brick wall with railings to the front. Beneath storm porch is a door to the (private) side passageway, leading to the hallway and down to the rear garden.

A large, paved patio seating space begins the rear garden, with a gravelled path beyond leading through lawned space and to a further seating area at the very rear.

Further Information

All mains services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = C

EPC RATING = tbc

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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Ground Floor



Floor 1



Floor 2

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