



Homestead

Witham Bank, Martin Dales, Woodhall Spa, Lincoln, Lincolnshire LN10 6XU

£375,000
NO ONWARD CHAIN



Homestead

Witham Bank, Woodhall Spa LN10 6XU

Lincoln – 18 miles
Grantham – 31 miles with East Coast rail link to London
Boston – 18 miles
Woodhall Spa – 2 miles
(Distances are approximate)

A three-bedroom detached house situated to a most appealing setting along a narrow country lane with far reaching views over the Lincolnshire countryside, an ideal spot to enjoy the famous Lincolnshire sunsets. Internally the property is enhanced by a wide range of accommodation including stylish kitchen and three reception rooms. Outside, the property stands lawned gardens of approximately one acre and having detached garage, timber garden shed and summerhouse with storage. The shopping, social and educational facilities can be found within the nearby inland resort of Woodhall Spa. A viewing is highly recommended to fully appreciate the setting and accommodation 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:

Utility Room 9' 9" x 8' 5" (2.97m x 2.56m)

A dual aspect room with space and plumbing for washing machine, radiator, power points, wood effect flooring and uPVC door to:





Kitchen 14' 0" x 12' 6" (4.26m x 3.81m)

Overlooking the garden and having a stylish range of fitted units comprising sink drainer inset to work surface over base units including integral dishwasher, fridge and freezer. There is an electric range double oven with five ring hob, wall mounted cupboards above and filter hood over the hob. There is a radiator, power points, wood effect flooring and doorway to:

Snug 14' 0" x 9' 0" (4.26m x 2.74m)

With side aspect and having radiator, power points, door to staircase and door to:

Shower Room 8' 2" x 6' 4" (2.49m x 1.93m)

Being fully wall tiled and having a white suite comprising tiled shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is wood effect flooring, extractor fan and a heated towel rail.

Lounge Diner 22' 1" x 11' 6" (6.73m x 3.50m)

A split-level dual aspect room comprising:

Dining Area 9' 0" x 11' 9" (2.74m x 3.58m)

With side aspect, radiator, power points and uPVC door to garden room, this room is open plan with:

Lounge Area 12' 8" x 11' 6" (3.86m x 3.50m)

With sliding patio door providing southerly views over the garden and open countryside beyond. There is a coal effect electric fire set to decorative surround, wall lights, radiator and power points.

Garden Room 12' 3" x 10' 0" (3.73m x 3.05m)

A superb addition to the home, this triple aspect 'James Oliver' garden room is ideally positioned to provide 180-degree views over the Lincolnshire countryside. There is wood effect flooring, power points and ceiling spot lights.

First Floor

Landing

A split-level landing with access to roof space, power points and door to:

Bedroom 1 14' 0" x 12' 8" (4.26m x 3.86m)

Superb views over the garden and beyond and having two built-in double wardrobes, radiator and power points.

Bedroom 2 12' 6" x 11' 7" (3.81m x 3.53m)

With striking views over the rear garden and countryside beyond. There is a built-in double cupboard housing central heating boiler, radiator and power points.



Bedroom 3 10' 9" x 9' 0" (3.27m x 2.74m)

With views towards the River Witham and distantly of Kirkstead Abbey. There is a radiator and power points.

Bathroom 11' 7" x 9' 0" (3.53m x 2.74m)

A clear glazed window provides far reaching views over open countryside. There is a five-piece white suite comprising corner bath with shower attachment taps, shower cubicle, wash hand basin over vanity cupboards, bidet and a low-level WC. There is wood effect flooring and radiator.

Outside

The property is approached over a shared driveway leading to ample parking area and **Detached Garage**. The enclosed garden is predominantly laid to lawn with a variety of mature trees, including various fruit trees and shrubs to borders. There is a **Timber Outbuilding** providing summer house and storage. To one side is a kitchen garden with greenhouse, timber garden shed with electric, and raised pond.

Further Information

Mains water and electricity. Calor gas central heating. Drains to a private system. 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 = D

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.

19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

Email: woodhallspa@robert-bell.org

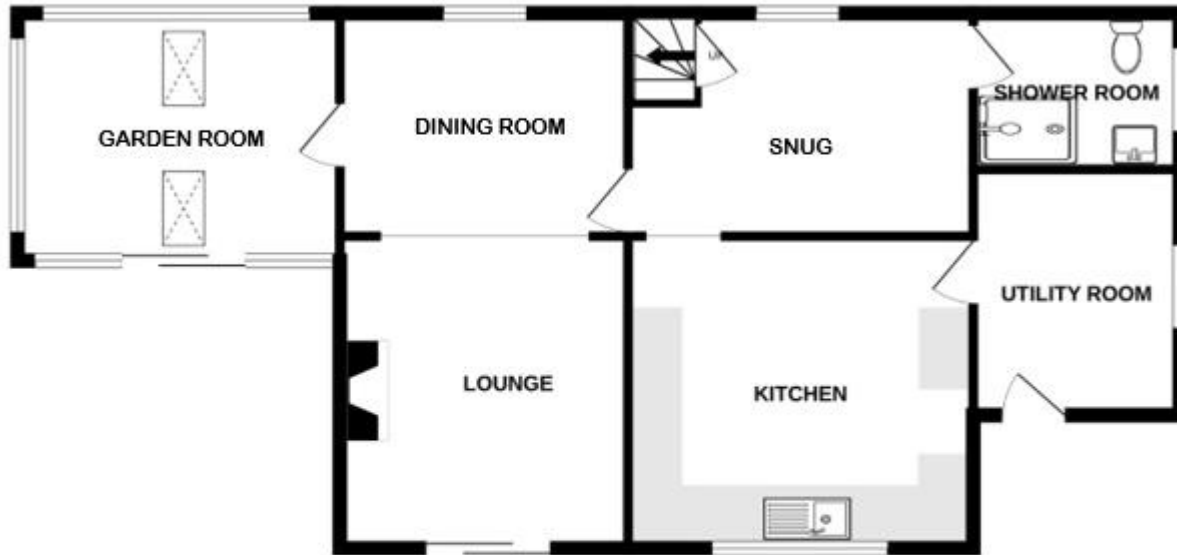
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Brochure prepared 30.03.2026

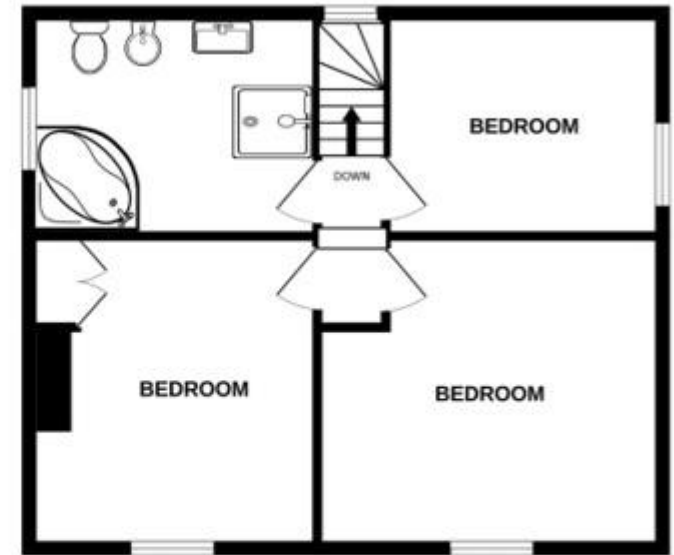




GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.9 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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