



21 St Andrews Walk
Woodhall Spa, Lincoln, Lincolnshire LN10 6PF

£250,000
NO ONWARD CHAIN

BELL



21 St Andrews Walk

Woodhall Spa, Lincoln LN10 6PF

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

Pleasantly situated within the ever-popular Viking Park stands this two-bedroom detached bungalow providing thoughtfully designed accommodation. Outside the property is further enhanced by off street parking, integral garage and attractive south westerly facing rear gardens offering excellent privacy. The shopping and social facilities of this most sought-after Lincolnshire village are all within reasonable walking distance. A viewing is highly recommended to fully appreciate the setting of 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 uPVC door inset to storm porch leading into:

Reception Hall

With built-in double cloaks cupboard and built-in double airing cupboard housing the Worcester gas combination boiler installed 2025 with remainder of a five-year warranty. There is access to roof space, coved ceiling, radiator, power points and door to:





Living Room 16' 3" x 11' 1" (4.95m x 3.38m)

With front aspect and having gas coal effect fire set to decorative surround, coved ceiling, radiator, TV point and power points.

Kitchen Diner 12' 5" x 11' 0" (3.78m x 3.35m)

Overlooking the rear garden and having a range of fitted units comprising one and a half sink drainer inset to work surface over base unit including space for fridge and freezer. There is a four-ring gas hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, wood effect flooring, radiator, power points and door to:

Utility Room 9' 4" x 6' 10" (2.84m x 2.08m)

Overlooking and having glazed panel door to the rear garden. There is a fitted work surface to one wall over base cupboard and space with plumbing for washing machine. There is coved ceiling, radiator, power points and service door to the garage.

Bedroom 14' 4" x 9' 1" (4.37m x 2.77m)

With rear garden views and having coved ceiling, radiator and power points.

Bedroom 9' 3" x 9' 1" (2.82m x 2.77m)

With front aspect and having coved ceiling, radiator and power points.

Bathroom 9' 1" x 6' 7" (2.77m x 2.01m)

With a four-piece suite comprising paneled bath, tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is wood effect flooring, coved ceiling and extractor fan.

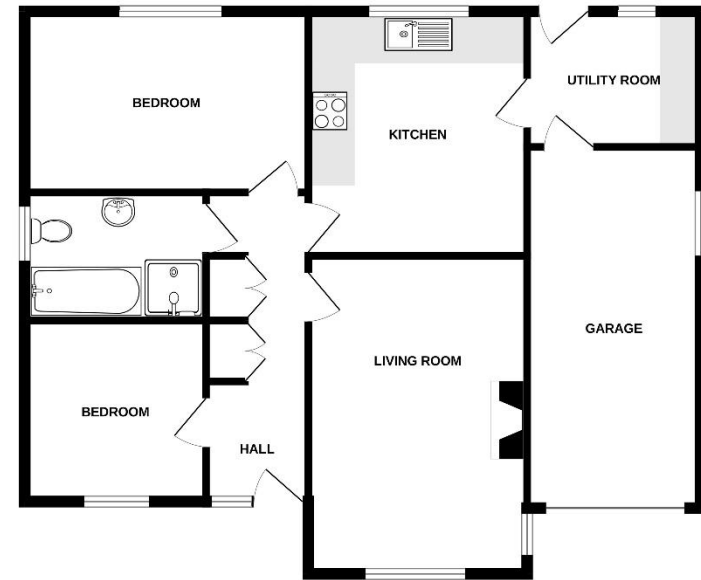
Outside

The property is approached over a driveway providing off street parking and leads to **Integral Garage 18' 8" x 8' 10" (5.69m x 2.69m)** with up and over door, power, lighting and service door into the property. The remaining front garden is laid to gravel and ornamental evergreens to borders. The enclosed south westerly facing rear garden is predominantly laid to lawn with paved patio area and decorative shrubs to borders.





GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 sq.m.) approx.
 MRPD (as at 18/04/2026) has been used to measure the area of the property on the basis of the measurements of doors, windows, stairs and any other parts, are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation.
 Made with Metreage 02025

East Lindsey District Council – Tax band: B
EPC RATING - D

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.

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Brochure prepared 18.04.2026

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