



55 Horncastle Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6UY

£550,000
NO ONWARD CHAIN

BELL



55 Horncastle Road

Woodhall Spa, Lincolnshire LN10 6UY

Lincoln – 19 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 19 miles

(Distances are approximate)

55 Horncastle Road is a well-presented, spacious, three-bedroom bungalow; enjoying an open-plan living / dining / kitchen to the rear and a separate lounge at the front. With a long driveway, turnaround space and detached double garage; the property will suit a range of potential purchasers. Three double bedrooms including a master with en-suite shower room; and larger bedroom with bay window to the front.

The village of Woodhall Spa, with Edwardian hotels, the Kinema in the Woods, and one of the best inland golf courses in Britain (home to England Golf) has become increasingly popular as a residential setting, and the centre, with a wealth of social facilities, is within a convenient distance. The market town of Horncastle is approximately six miles away and sits close to the south-eastern fringe to the Lincolnshire Wolds, a designated National Landscape. The historic City of Lincoln and the East Coast both lie within driving distance.

Accommodation

The property is entered through a composite double-glazed door with uPVC double glazed windows alongside into:

Reception Hall 23' 0" x 6' 10" (7.01m x 2.08m) max

With fitted shelving and storage cupboard, built-in airing cupboard, radiator, power points and doors to accommodation including:

Lounge 15' 11" x 12' 6" (4.85m x 3.81m) plus bay

With bay window to front and having radiators, power points and tv point.



Living Kitchen

Living / Dining Area 22' 6" x 10' 10" (6.85m x 3.30m)
Kitchen Area 10' 8" x 10' 5" (3.25m x 3.17m)

With uPVC double glazed windows to sides and rear and French doors to rear and having lights to ceiling and spotlights over kitchen. There is a good range of modern kitchen units to base and wall levels plus island with breakfast bar. 1 1/2 sink and drainer to bevel edge worktop; integrated dishwasher and fridge-freezer. There is a Zanussi oven and grill and hob beneath extractor canopy, wood effect flooring, radiators, multiple power points and wooden door to:

Utility Room 10' 2" x 6' 0" (3.10m x 1.83m)

With uPVC double glazed obscure patio door to side and having storage units to base level and full height cupboard. There is sink and drainer to bevel edge worktop, space and connections beneath for washing machine and dryer, wood effect flooring and multiple power points.

Family Bathroom 10' 10" x 6' 7" (3.30m x 2.01m) max

With uPVC double glazed obscure window to rear and having low-level WC, panel bath with shower over and tiled surround. There is hand wash basin to storage unit, heated towel rail, wooden door to airing cupboard and wood effect flooring.

Bedroom 1 10' 8" x 11' 4" (3.25m x 3.45m) plus entrance way

With uPVC double glazed window to rear, radiator, multiple power points, built-in wardrobe storage space and wooden door to:

En-Suite Shower Room 6' 8" x 5' 9" (2.03m x 1.75m)

With uPVC double glazed obscure window to rear and having a low-level WC, hand wash basin to storage unit and corner shower cubicle with tiled surround. There are tiles to floor and heated towel rail.

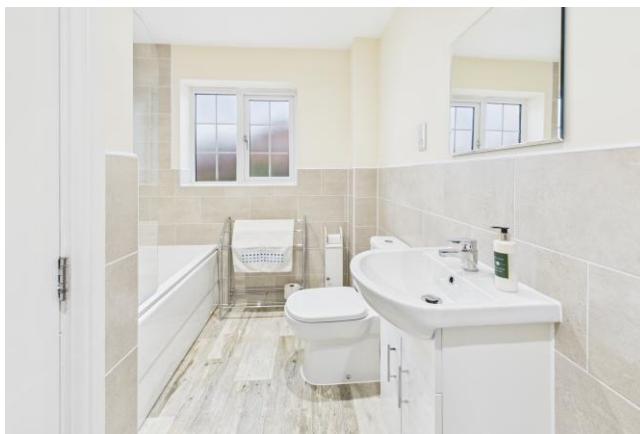
Bedroom 2 11' 5" x 8' 5" (3.48m x 2.56m) plus bay

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

Bedroom 3 12' 6" x 9' 2" (3.81m x 2.79m)

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





Outside

The property is approached to the front over a brick paved driveway providing parking and turnaround space for multiple vehicles and leading to **the Double Garage 20' 10" x 18' 0" (6.35m x 5.48m)** with electric up and over door to front and lights to ceiling. There are multiple power points, storage to roof space and uPVC double glazed door to side.

The front garden is laid to lawn with mature shrubs and bushes, and large, mature trees typical of Horncastle Road. With a path circling the property, the boundaries are contained by mixed timber fencing, including post and rail and a fledgling hedge to the front.

The rear garden is also predominantly laid to lawn with mature plant beds, a greenhouse to one corner and paved patio seating space. Personnel gates offer access to the front and driveway, ensuring a child and pet friendly, secure space at the 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 = E

EPC RATING = B

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

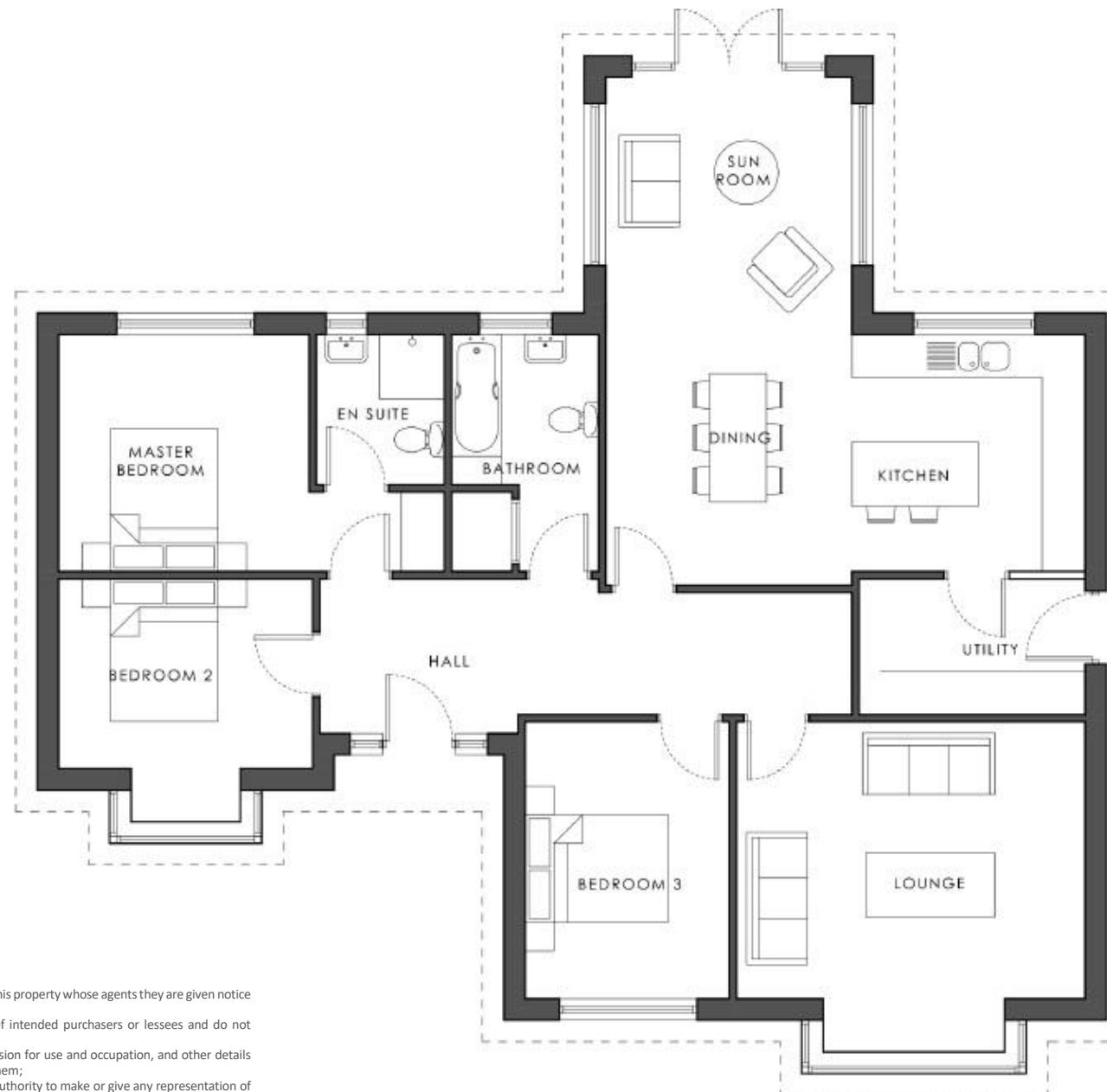
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