



6 St Peters Drive
Woodhall Spa, Lincoln, Lincolnshire LN10 6SY

£282,500
NO ONWARD CHAIN

BELL



6 St Peters Drive

Woodhall Spa, Lincolnshire LN10 6SY

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A two double bedroom detached bungalow pleasantly situated within easy walking distance from all the shopping and social facilities this most sought after of Lincolnshire villages provide. Internally the property is enhanced by stylish dining kitchen with granite worksurfaces and patio doors to the rear garden. Outside there is ample off-street parking for several vehicles and detached garage. The rear garden will require landscaping providing an opportunity to design the garden how you wish. A viewing is highly recommended to fully appreciate the setting and proximity to village.



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 leading into:

Entrance Lobby

With tiled flooring and uPVC door to:



Reception Hall

With built-in airing cupboard, tiled flooring, radiator, power points, access to roof space and timber door to:

Dining Kitchen 12' 2" x 11' 5" (3.71m x 3.48m)

Overlooking the rear garden through uPVC patio doors and having a range of fitted units comprising stainless steel sink drainer inset to granite worksurface over base units. There is an electric oven, four ring electric hob, wall mounted cupboards above with downlighting and filter hood over the hob. There is ceiling spotlights, radiator and power points.

Living Room 18' 4" x 11' 2" (5.58m x 3.40m)

With front aspect and having feature fireplace, wall lights, radiator and power points.

Bedroom 1 14' 4" x 11' 7" (4.37m x 3.53m)

With front aspect and having radiator and power points.

Bedroom 2 12' 0" x 11' 5" (3.65m x 3.48m)

Overlooking the rear garden and having radiator and power points.

Bathroom

With a four-piece white suite comprising paneled bath, corner shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is a heated towel rail, radiator and ceiling spot lights.

Outside

The property is approached over a driveway providing off street parking for several vehicles and leads to **Detached Garage** with power, lighting and service door to the side. The remaining front garden is laid with lawn with decorative shrubs to borders. The rear garden has a wide variety of shrubs to borders but will require landscaping.

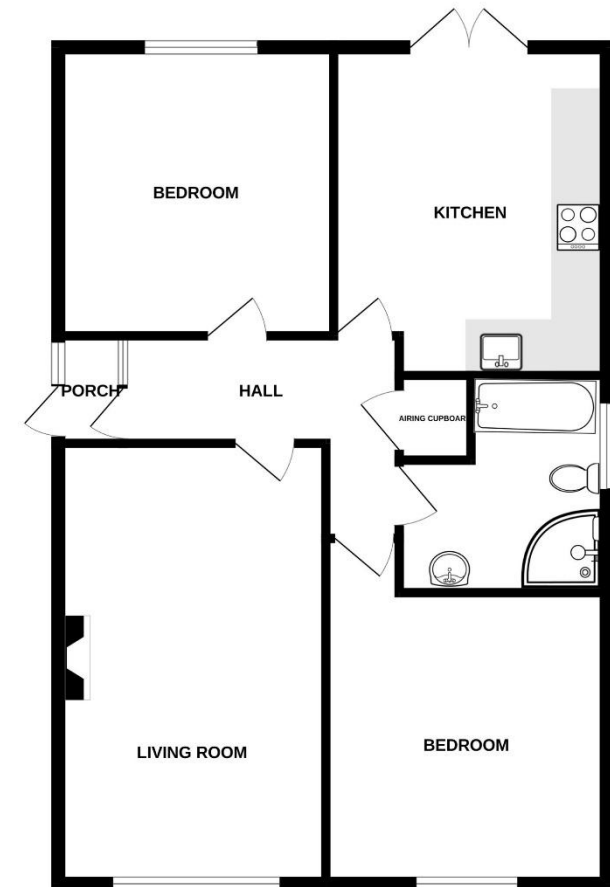
East Lindsey District Council – Tax band: C
EPC RATING - D

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.
Tel: 01526 353333
Email: woodhallspa@robert-bell.org
Website: <http://www.robert-bell.org>

Brochure prepared 21.02.2026

GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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