



169 Witham Road
Woodhall Spa, Lincolnshire LN10 6RB

£325,000
NO ONWARD CHAIN

BELL
ROBERT BELL & COMPANY

169 Witham Road

Woodhall Spa, Lincolnshire LN10 6RB

Lincoln – 18 miles

Grantham – 31 miles with East Coast rail link to London

Boston - 17 miles

(Distances are approximate)



This Edwardian double bay fronted house with its distinctive front veranda is set to large south facing mature gardens. Internally the property provides two reception rooms, conservatory and three bedrooms. The property would benefit from some updating and uplifting but provides a very exciting opportunity to improve to one's own taste. The shopping, social and educational facilities of this most sought-after Lincolnshire village are within reasonable walking distance. A viewing of this period home is highly recommended to fully appreciate the grounds and potential on 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 inset to veranda is gained through a timber leaded colour glazed front door into:

Reception Hall

With balustrade staircase to the first floor and having tiled flooring, understairs cupboard, radiator, power points and door to:



Dining Room 12' 0" x 12' 0" (3.65m x 3.65m)

With bay window to front aspect and having feature fire place with tiled surround, parquet flooring, coved ceiling, radiator and power points.

Sitting Room 12' 0" x 12' 0" (3.65m x 3.65m)

With deep bay window to front aspect and having feature fireplace, coved ceiling, ceiling rose, radiator and power points.

Kitchen 12' 4" x 8' 0" (3.76m x 2.44m)

With side aspect and having a range of fitted units comprising sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a slot in gas cooker, wall mounted cupboards above, power points and folding door to:

Bathroom

With a white suite consisting panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is a radiator and a heated towel rail.

Conservatory 12' 2" x 6' 3" (3.71m x 1.90m)

Overlooking the rear garden and having power point.

First Floor

Landing

With exposed floor boards, power point and door to:

Bedroom 1 12' 0" x 12' 0" (3.65m x 3.65m)

With front aspect and having radiator and power points.

Bedroom 2 12' 0" x 12' 0" (3.65m x 3.65m)

A dual aspect room with front and rear aspects, built-in wardrobe, picture rails, radiator and power points.

Bedroom 3 12' 4" x 8' 0" (3.76m x 2.44m)

Overlooking the rear garden and having built-in airing cupboard, radiator and power points.



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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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Separate WC

With a low-level WC.

Outside

The property is approached over a driveway providing parking and access to the far end of the garden and to **Detached Garage**. The rear gardens are predominantly laid to lawn with a wide variety of mature shrubs and trees to borders.

Further Information

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

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

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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

THESE PARTICULARS WERE PREPARED MAY 2023

Property Reference: WO0001 6199