



55 Witham Road  
Woodhall Spa, Lincolnshire LN10 6RG

**BELL**  
ROBERT BELL & COMPANY



# 55 Witham Road

## Woodhall Spa, Lincolnshire LN10 6RG

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A three-bedroom semi-detached house ideally situated a short walk from the center of this most sought-after Lincolnshire village. Internally the property provides open plan lounge dining room, galley kitchen and garden room. Externally the property is enhanced by off street parking for several vehicles, detached garage with workshop and south facing rear gardens. The shopping, social and educational facilities are all within easy walking distance.

Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Cinema 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

**Storm Porch** having glazed panel door to the:

**Reception Hall** with staircase to the first floor, wood effect flooring, radiator and glazed panel door to:



**Kitchen** [16'7" x 5'11" (5.65m x 1.80m)] with side aspect; having a range of fitted units comprising stainless steel sink with drainer inset to work surface over base units and space and plumbing for a washing machine. There is a slot-in electric cooker with filter hood above, wall mounted cupboards, an understairs storage cupboard, wood effect flooring. Door to dining room and door to:

**Rear Lobby** with door to the rear garden and door to:

**Cloakroom** comprising low level WC, wash hand basin and radiator.

**Dining Room** [11'11" x 11'10" (3.63m x 3.60m)] with coved ceiling, radiator, sliding door to the garden room and being open plan with the:

**Lounge** [12' x 12' (3.65m x 3.65m)] having bay window to front aspect; ornate cast iron open fireplace with glazed tiled hearth and decorative surround. There are coved ceilings and radiator.

**Garden Room** [10' x 6'10! (3.05m x 2.08m)] overlooking and having sliding door to the south facing rear gardens; with coved ceiling and wood effect flooring.

#### First Floor

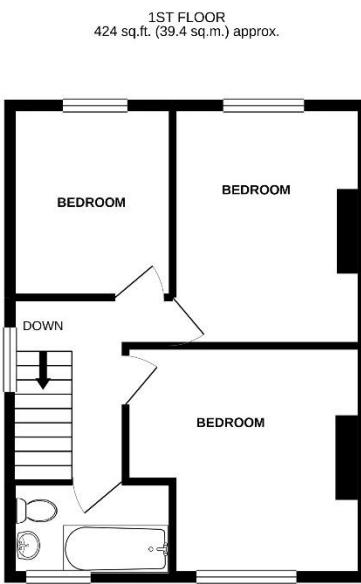
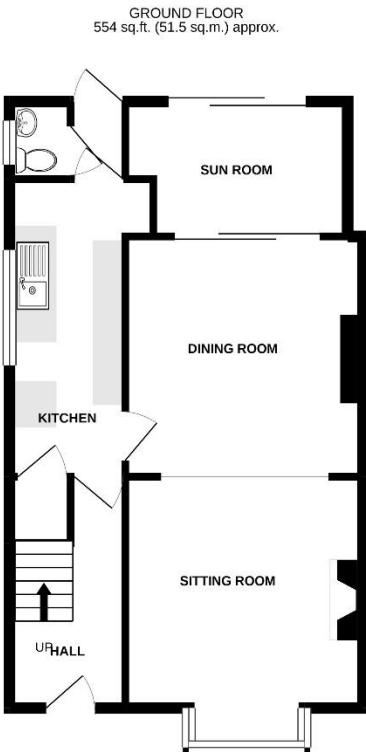
**Landing** with side aspect; coved ceiling, access to roof space and doors to:

**Bedroom 1** [11'10" x 9'1" (3.60m x 2.77m)] with front aspect; coved ceiling and radiator.

**Bedroom 2** [12' x 9'1" (3.65m x 2.77m)] overlooking the rear garden and having radiator.

**Bedroom 3** [8'8" x 8'1" (2.64m x 2.46m)] with views over the garden and having radiator.

**Bathroom** with a white suite comprising panel bath having shower over, pedestal wash hand basin and low-level WC; wall tiling, shaver point and radiator.



TOTAL FLOOR AREA: 978 sq.ft. (90.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. The 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.  
Made with Floorplanner 2021.

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#### OUTSIDE

The property is approached over a driveway providing ample parking and leads to a **Detached Garage [19' x 11'4" (5.79m x 3.45m)]** with up and over door, power, lighting and service door to **Workshop [11'3" x 7'9" (3.43m x 2.36m)]** with side window and having strip lighting, power points and service door to the side. The south facing rear gardens are laid to lawn with shrubs to borders and feature fish pond. There is a covered patio off the garden room providing an all-weather outdoor seating area.

#### ENERGY PERFORMANCE RATING: C

**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 April 2021



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