



8 Hotchkin Gardens  
Woodhall Spa, Lincoln, Lincolnshire LN10 6AQ

£315,000  
FREEHOLD

**BELL**



## 8 Hotchkin Gardens

Woodhall Spa LN10 6AQ

Lincoln – 19 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

Pleasantly situated within this thoughtfully designed development exclusively for those over 55 stands this extremely well presented home. Internally the property is enhanced by stylish kitchen and shower room, double bedroom, good sized living room and garden room. Outside there is off street parking and attractively landscaped south facing rear gardens. Hotchkin Gardens is a recently completed development designed for those over 55 with on-site facilities including 'The Pavilion' an ideal meeting room for neighbours with kitchen facilities, Sensory Garden, an outside recreation area and further open green space. The many shopping and social facilities of this most sought-after Lincolnshire village are all within easy walking distance. A viewing of this property is highly recommended to fully appreciate the standard of fitment and setting 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 into the property with storm porch over is gained through a uPVC door leading into:



### **Reception Hall**

With electric radiator, power points and doors to accommodation including:

### **Kitchen 9' 11" x 9' 11" (3.02m x 3.02m)**

With front aspect and having a stylish range of fitted units comprising sink drainer inset to worksurface over base units including integral washing machine. There is a four-ring electric hob, electric oven, integrated fridge and freezer. There are wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, plantation blinds, power points, electric radiator and door to **Utility Cupboard**, providing excellent storage.

### **Living Room 15' 7" x 12' 7" (4.75m x 3.83m)**

With front aspect and having plantation shutters to the front window, telephone point, electric radiator, television aerial point, power points, and uPVC double doors to:

### **Garden Room 9' 0" x 7' 3" (2.74m x 2.21m)**

A superb addition to the home providing south facing views over the rear garden. There is wood effect flooring, television aerial point, power points and patio doors to the paved rear garden.

### **Bedroom 12' 9" x 11' 3" (3.88m x 3.43m)**

A double room with views over the rear garden and having a newly fitted stylish bedroom suite comprising full height fitted double wardrobe, further wardrobe, overhead storage, set of drawers and two bedside cabinets. There is an electric radiator and power points.

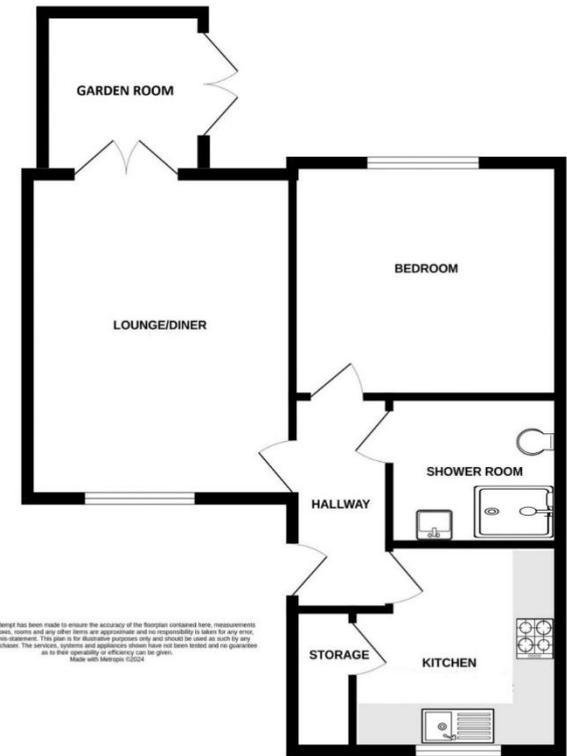
### **Shower Room 8' 2" x 7' 1" (2.49m x 2.16m)**

With a white suite comprising large shower cubicle, low-level WC and wash hand basin over vanity cupboard. There is tiled flooring, shaver point and a heated towel rail.

### **Outside**

The property is approached over a block paved driveway providing off street parking, wooden side gate and path to rear garden. The south facing rear garden has been thoughtfully landscaped to 'Broadstone Old Town' paving having decorative shrubs to borders. There is a **Timber Summer House** providing an ideal spot to enjoy the garden, timber garden store, outside power points and water tap.





**East Lindsey District Council – Tax band: B**  
**EPC 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.  
 Tel: 01526 353333  
 Email: woodhallspa@robert-bell.org  
 Website: <http://www.robert-bell.org>

Brochure prepared 21.03.2026

**DISCLAIMER**

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:  
 - The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;  
 - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;  
 - No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.  
 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



19 Station Road, Woodhall Spa. LN10 6QL  
 Tel: 01526 353333  
 Email: woodhallspa@robert-bell.org

[www.robert-bell.org](http://www.robert-bell.org)

