



210 Witham Road
Woodhall Spa, Lincolnshire LN10 6QX

BELL
ROBERT BELL & COMPANY



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Lincoln – 21 miles

Grantham – 31 miles (with East Coast rail link to London)

Boston – 18 miles

(Distances are approximate)

Pleasantly situated to the far end of a ‘no through road’, this five-bedroom detached property has in recent times undergone a wide range of refurbishment and has been thoughtfully extended to provide a most appealing family home. Internally the property is enhanced by en-suite to three bedrooms, three reception rooms and enjoys many character features including latch doors, exposed timber floors and dual-sided cast iron stoves set to open brick surround. Originally the property was a pair of semi-detached gatehouses to the former railway line, converted in the early 1970s into one dwelling. The property stands opposite the landmark Woodhall Junction Station House and adjoins the water rail cycle path. The shopping, social and educational facilities are approximately one mile distance. A viewing is highly recommended to fully appreciate the position and appeal this property offers.

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

Entrance into the property inset to oak pillared storm porch is gained through a timber door leading to a most appealing open-plan:



Lounge 32' 6" x 11' 3" (9.90m x 3.43m)

With front aspect and having cast iron multi-fuel double sided stoves to each end set to open brick chimney breasts with tiled hearths. There are exposed oak floorboards, latch door to snug and latch door to:

Study 15' 10" x 10' 0" (4.82m x 3.05m)

With rear aspect and having open brick chimney with cast iron double-sided multi fuel burner. There are exposed timber floorboards, television aerial point and telephone point.

Dining Room 13' 0" x 10' 1" (3.96m x 3.07m)

Being open plan with the living kitchen and having open brick chimney breast with cast iron double sided stove. There is exposed oak flooring and staircase to first floor with storage cupboard below.

Living Kitchen 22' 5" x 15' 0" (6.83m x 4.57m) max dimensions

A triple aspect room including south westerly facing patio doors to the garden. There is a range of fitted units comprising 'Belfast' style sink inset to solid timber worksurface over traditional base units including space and plumbing for dishwasher. There is a range double oven with five ring gas hob, central island unit providing further solid timber worksurface, base units and extends to provide a breakfast bar. There is tiled flooring, radiator, power points and doorway to:

Utility Room

Having stable door to rear garden, space and plumbing for washing machine, tiled flooring and latch door to:

Cloakroom

With a low-level WC and integral wash hand basin.

First Floor

Landing

With latch door to:

Main Bedroom 15' 0" x 9' 5" (4.57m x 2.87m)

A striking room with large window providing most appealing views over the rear garden and River Witham. There are ceiling spot lights, radiator, power points and radiator. The room extends to **DRESSING AREA** with fitted wardrobes having sliding mirrored doors, vanity unit, power points and latch door to:

En-Suite

With a suite comprising shower cubicle, low-level WC and 'bowl' wash hand basin over vanity cupboard. There is a heated towel rail and ceiling spot lights.

Bedroom 2 11' 7" x 10' 1" (3.53m x 3.07m) extending to 13' 3" (4.04m)

With front aspect and having cast iron feature fireplace, built-in wardrobe, ceiling spot lights and latch door to:





En-Suite

With a white suite comprising shower cubicle, low-level WC and pedestal wash hand basin. There is a feature cast iron fireplace, ceiling spot lights and heated towel rail.

Bedroom 3 10' 0" x 8' 7" (3.05m x 2.61m)

Overlooking the rear garden and having ceiling spot lights and latch door to:

En-Suite

With a suite comprising tiled shower cubicle, low-level WC and pedestal wash hand basin. There are ceiling spot lights and extractor fan.

Bedroom 4 11' 9" x 11' 10" (3.58m x 3.60m)

With attractive aspect towards the Victorian former station house and having ceiling spot lights, television aerial point and telephone point.

Bedroom 5 10' 1" x 8' 3" (3.07m x 2.51m)

With front aspect and having cast iron feature fireplace, ceiling spot lights, television aerial point and telephone point.

Bathroom 11' 9" x 7' 5" (3.58m x 2.26m)

With a white suite comprising freestanding bath, low level WC and pedestal wash hand basin.

Outside

The property is approached over a driveway providing ample parking for several vehicles. The remaining front garden is laid to lawn with hedging to front boundary and brick paved path to main entrance door. Gardens to the western side are predominantly laid to lawn with mature hedging to borders and decked seating area. There is a **Timber Cabin 14' 0" x 10' 8" (4.26m x 3.25m)** having wood effect flooring, patio doors overlooking the rear garden, power points and door to **Store/Workshop 17' 0" x 10' 1" (5.18m x 3.07m)** with stainless steel single drainer inset to worksurface, strip lighting, power points and timber double doors providing further access. **Timber Garage 22' 0" x 7' 0" (6.70m x 2.13m)** having double doors, power points.

Further Information

All mains services. Gas central heating. Predominantly UPVC double glazed.

Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel No: 01507 601111.
District Council Tax Band = E. EPC Rating = D.

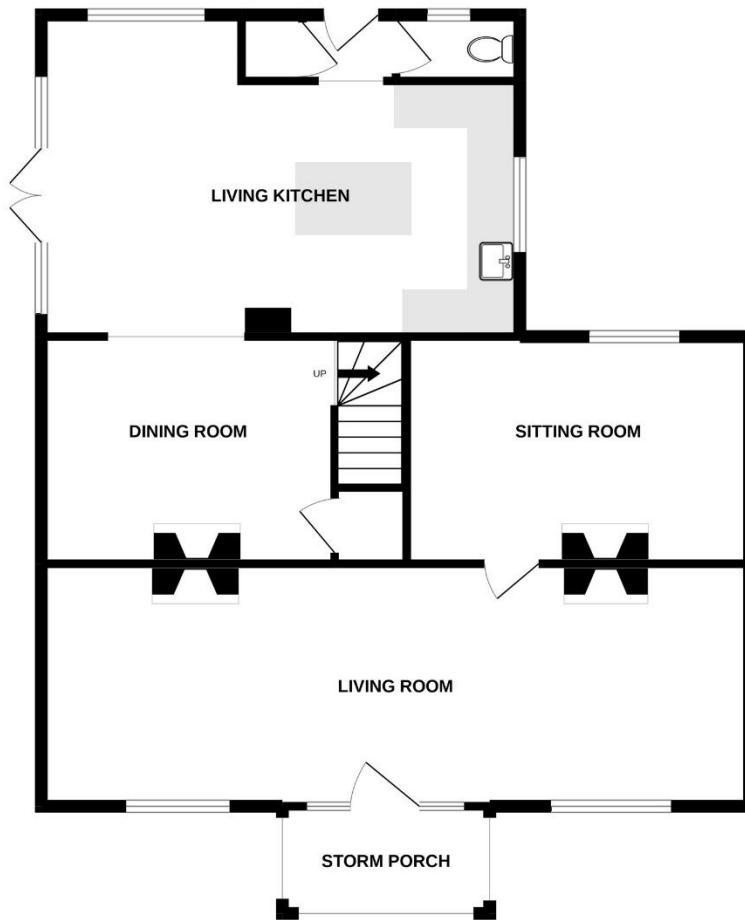
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SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

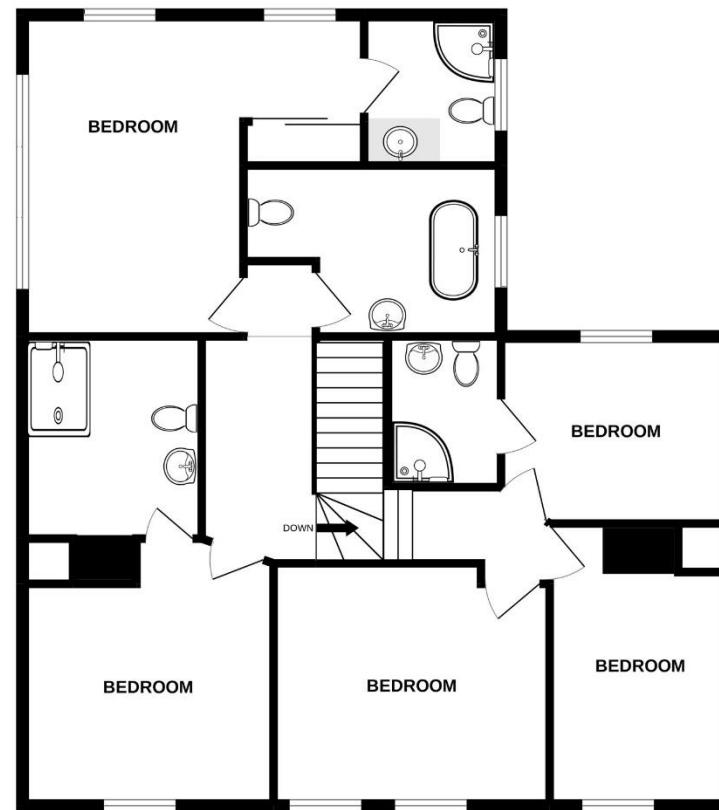




GROUND FLOOR



1ST FLOOR



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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