



183 Witham Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6QX

£550,000

BELL



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Lincoln – 17 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

183 Witham Road is an attractive bungalow, extended and modernised over time to provide spacious, versatile accommodation. Providing three bedrooms, including main with en-suite and walk-in wardrobe. The property's centrepiece is the eye-catching living-dining room to the rear with vaulted ceiling – flowing through to the generous breakfast kitchen with adjacent utility, with a flexible study/snug and family bathroom completing the accommodation. A single garage, car port and long drive offering parking, the property sitting back off Witham Road to the Western edge of this most sought-after 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

Entered into the side through a uPVC double glazed sliding door into:

Front Porch 6' 4" x 4' 10" (1.93m x 1.47m)

With uPVC double glazed full height window to front and having light to wall, tiled flooring, uPVC double glazed obscure door and matching panel, to:



Reception Hall

With lights to ceiling and walls, radiator and having wooden doors to cloak store and airing cupboard, and accommodation including:

Bedroom 16' 3" x 12' 0" (4.95m x 3.65m)

With uPVC double glazed window to front, multiple power points and radiator.

Breakfast Kitchen 28' 4" x 17' 6" (8.63m x 5.33m) max

With bifold doors to rear patio and spotlights to ceiling. There is an excellent range of modern storage units to base and wall levels plus full height cupboards and obscure glazed shelving. There is a Neff double oven and microwave, AEG hob beneath extractor canopy and integrated dishwasher. There is tiled flooring with underfloor heating to extension, multiple power points, radiator, wooden door to utility and study, open to:

Living/Dining Room 21' 2" x 20' 6" (6.45m x 6.24m)

With sliding doors to rear patio, feature light to vaulted ceiling and lights to walls. There is a television point, multiple power points, wood effect flooring, underfloor heating and open double doorway to:

Study 13' 8" x 11' 6" (4.16m x 3.50m)

With shelving and cupboards to wall, multiple power points and wooden door to:

Bedroom 15' 10" x 8' 11" (4.82m x 2.72m)

With uPVC double glazed window to front, multiple power points, radiator and loft access hatch.

Utility Room 9' 9" x 8' 5" (2.97m x 2.56m)

With uPVC double glazed obscure patio door to side and having sink and drainer to roll edge worktop, storage units to base and wall levels and space and connections for under counter washing machine and dryer. There is tiled flooring and radiator.

Family Bathroom 9' 10" x 6' 8" (2.99m x 2.03m) plus shower cubicle

With uPVC double glazed obscure window to side and having low-level WC, hand wash basin above drawers, panel bath and separate shower cubicle with monsoon and regular heads over. There is tiles to walls and floor and heated towel rail.

Main Bedroom 12' 0" x 11' 9" (3.65m x 3.58m)

With uPVC double glazed window to front, radiator, multiple power points, wooden door to **Walk-In Wardrobe** and to:





En-Suite Shower Room

With uPVC double glazed obscure window to side and having low-level WC, hand wash basin to storage unit and double ended walk-in shower cubicle. There are tiles to walls, heated towel rail and wood effect flooring.

Outside

The property is approached off Witham Road through a five-bar timber vehicle gate over the concrete driveway, which cuts through the front garden and opens out onto brick paved parking space to the front with access to the **Single Garage 21' 3" x 9' 5" (6.47m x 2.87m)** and **Car Port**.

The front garden is laid to lawn with a range of mature shrubs and trees providing privacy. There is a large monkey puzzle tree and a horse chestnut to the roadside.

A personnel gate to the side divides the front from the rear garden with a useful paved storage space leading off the utility to the side. The initial rear garden is laid to lawn with an attractive stone patio leading off the living/dining room and breakfast kitchen, with an excellent pergola style canopy extension across.

There is hedging to the boundaries and a beautiful willow tree. Paved paths leading to the side and through a central arch to the further rear space / an excellent growers' garden laid to lawn with mature plant beds, including fruit trees, and a large greenhouse and timber shed.

Further Information

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

Local Authority: East Lindsey District Council, 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.

VIEWING: By arrangement with the agent's Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL

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Brochure prepared 16.03.2026





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