



**157b Witham Road**  
Woodhall Spa, Lincoln, Lincolnshire LN10 6RB

£385,000

**BELL**



# 157b 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)

157b Witham Road is a beautiful, modern family home standing prominently on a tree-lined approach to the heart of this popular spa village. Excellently presented, the property boasts a dual aspect living room and dining kitchen to the ground floor, complemented by utility room and cloakroom. With three bedrooms, including main with en suite shower room, and family bathroom to the first floor; 157B Witham Road also offers a single garage, access down the side and through to rear double gates which enter the generous, L-shaped rear garden. The plot extends to approx. a quarter of an acre, well within walking distance of the shopping, social and educational facilities Woodhall Spa has to offer. A viewing is highly recommended to fully appreciate the accommodation and size of the garden 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

Entered into the front through wooden effect double glazed obscure door into:

## Reception Hallway

With wood laminate flooring, multiple power points, radiator, wooden glazed door to dining kitchen and wooden door to:



### Living Room

With uPVC double glazed bay window with internal shutters to front, French doors flanked by full height windows with internal shutters to rear. There is a gas fire set to polished stone surround, television point, multiple power points and radiator.

### Dining Kitchen

With uPVC double glazed bay window to front with internal shutters, window to rear; light over dining space, spot lights to ceiling and over counter lights to wall. There is an excellent range of storage units to base and wall levels, 1 1/2 Blanco sink and drainer to roll edge wood effect worktop. There is an integrated dishwasher and fridge-freezer, Neff oven and four ring electric hob beneath extractor canopy, radiators, tiled flooring and wooden door to:

### Utility Room

With wood effect double glazed obscure door to rear and having wood effect roll edged counter top with space and connections beneath for washing machine and dryer and wall mounted gas fired ideal logic boiler. There is a radiator, tiled flooring, wooden door to storage space, and to:

### Cloakroom

With low-level WC, hand wash basin, radiator and tiled flooring.

### First Floor Landing

With uPVC double glazed window to rear, radiator, multiple power points and loft access hatch. There is wooden door to airing cupboard, bathroom and bedrooms.

### Main Bedroom

With uPVC double glazed window to rear, television point, multiple power points, radiator and wooden door to:

### En-Suite Shower Room

With uPVC double glazed obscure window to front, spot lights to ceiling and having low-level WC, pedestal sink, corner shower cubicle with board surround, heated towel rail and tile effect flooring.

### Bedroom 2

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

### Bedroom 3 (currently dressing room)

With uPVC double glazed window to front, radiator, multiple power points and built-in bank of wardrobes, some mirror fronted.



#### Family Bathroom

With uPVC double glazed obscure window to front, spot lights to ceiling and having low-level WC, pedestal sink, panel bath with tile surround and shower cubicle with board surround. There is a heated towel rail and tile effect flooring.

#### Outside

The property is approached over a tarmac road, leading to the gravelled driveway, with EV charging point, and on to the **Garage** with up and over door to front, uPVC double glazed obscure door to side, light to ceiling and power.

The front is laid to lawn with paved path through the centre, to door beneath a storm porch.

Over the opposite side is another gravelled approach, running down to the double vehicle gates with access to the rear garden. On foot, a pedestrian gate also leads from the garage side to the rear, ensuring a child and pet friendly, secure space.

The rear garden is predominantly laid to lawn; with a patio seating space leading off the lounge French doors. A brick edge, gravelled path snakes down one side and to the corner timber decking, looking back across the garden and flanked by mature beds housing a range of roses.

Being an L-shaped space, the garden continues with a versatile area through the vehicle gates with three raised vegetable beds, standing behind the timber decking.

#### 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 = D

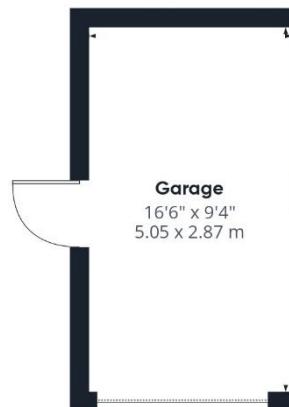
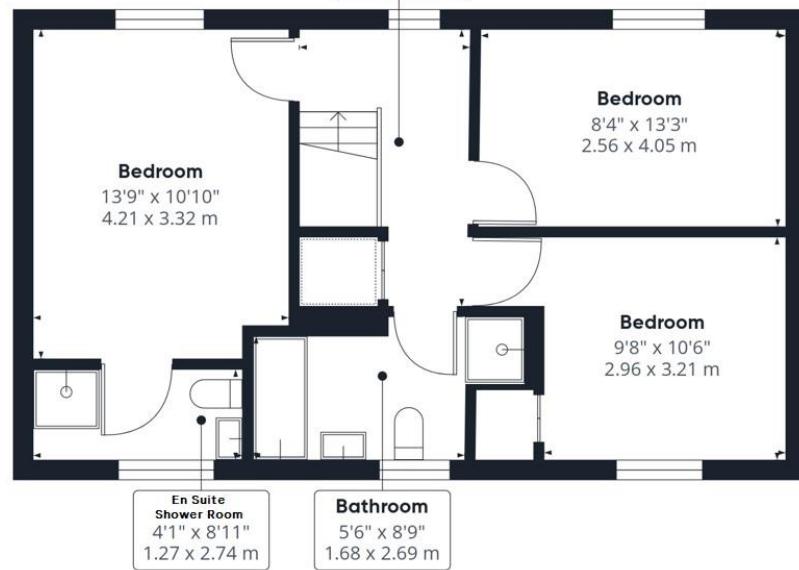
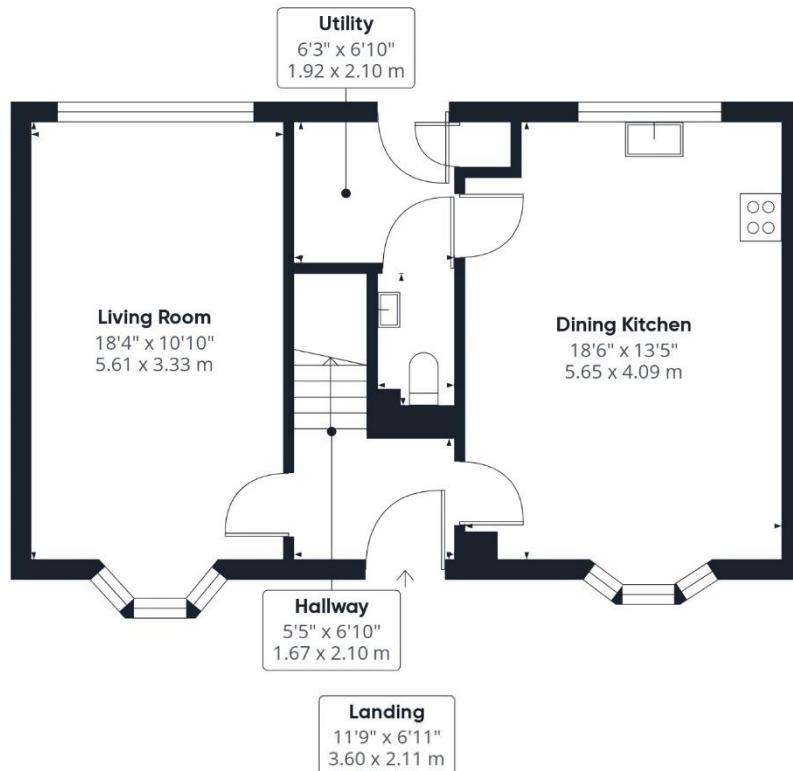
EPC RATING = B

**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](mailto:woodhallspa@robert-bell.org)  
Website: <http://www.robert-bell.org>

Brochure prepared 08.07.2025





#### 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 or 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)

