



12 Hotckin Gardens
Tattershall Road, Woodhall Spa, Lincoln, Lincolnshire LN10 6AQ

£225,000

BELL



12 Hotckin Gardens

Tattershall Road, Woodhall Spa LN10 6AQ

Lincoln – 19 miles
Grantham – 31 miles with East Coast rail link to London
Boston – 17 miles

(Distances are approximate)

12 Hotckin Gardens is a one-bedroom, semi-detached bungalow; recently built to an exclusively over 55s development. Providing thoughtfully designed accommodation, the property enjoys a stylish kitchen and shower room, large double bedroom with wardrobe storage space and lounge with timber 'garden room' off the rear. Driveway parking is on hand at the front, with a south-facing garden to the rear. The property benefits from solar panels.

Hothckin Gardens is a recently completed development with on-site facilities including 'The Pavilion' an ideal meeting room for neighbours with kitchen facilities, sensory garden, 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.



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 composite double-glazed door into:



Reception Hallway

Of L shaped proportions, with loft access hatch, electric heater, wooden door to boiler cupboard and doors to accommodation including:

Kitchen 11' 8" x 8' 0" (3.55m x 2.44m)

With uPVC double glazed window to front and having sink and drainer to roll edge worktop, Beko oven and four ring induction hob, integrated fridge-freezer and space and connections for under counter washing machine. There is an excellent range of storage units to base and wall levels, wood effect flooring and multiple power points.

Living Room 16' 0" x 11' 6" (4.87m x 3.50m)

With uPVC double glazed window to side and having electric heater, tv points and multiple power points. There is uPVC double glazed French doors to lean-to **Timber Conservatory/Garden Room** stepping out to the rear garden.

Bedroom 11' 6" x 9' 0" (3.50m x 2.74m)

With uPVC double glazed window to rear, electric heater, multiple power points and wooden door to storage space.

Bathroom 8' 3" x 6' 9" (2.51m x 2.06m)

With uPVC double glazed obscure window to front and having low-level WC, shower cubicle with tiles surround and hand wash basin to storage unit. There are tiles to half height to walls and to floor and heated towel rail.

Outside

The property is approached over a brick paved driveway, with a lawned front garden, plant bed in front of the window and hedged front. A gate down the side ensures a child and pet friendly, secure, rear garden, with fenced boundaries, artificial turf and timber sheds.

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 25.03.2026





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

