



1 Rose Cottage Lane  
Blankney fen, Woodhall Spa, Lincoln, Lincolnshire LN10 6AB

£195,000  
NO ONWARD CHAIN

**BELL**



# 1 Rose Cottage Lane

Blankney Fen, Woodhall Spa LN10 6AB

Lincoln – 15 miles

Grantham – 30 miles with East Coast rail link to London

Boston – 21 miles

Woodhall Spa – 4 miles

(Distances are approximate)

A two-bedroom semi-detached house pleasantly situated along a 'no through lane' to a most appealing rural setting. The property is enhanced by its attractive views over the open countryside providing an idea spot to enjoy the famous Lincolnshire sunsets. Internally the property requires updating and offers an exciting opportunity to upgrade and improve. Outside there is attached double garage, timber workshop and good-sized gardens backing onto fields. The shopping, social and educational facilities can be found within the nearby inland resort of Woodhall Spa and the historic City of Lincoln a short drive away. A viewing is highly recommended to fully appreciate the setting and potential on offer.

## Accommodation

Entrance into the property is gained through a uPVC door leading into:

### Entrance Lobby

With staircase to first floor and having storage below, tiled flooring, radiator, power points, open doorway to kitchen and door to:

### Living Room 15' 4" x 11' 2" (4.67m x 3.40m)

A dual aspect room including bay window to the front and views over the rear garden and open countryside beyond. There is a feature fireplace with timber surround, two radiators and power points.

### Kitchen Diner 15' 4" x 12' 0" (4.67m x 3.65m) max of L-shaped room

With views to the front and rear of the property and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including electric oven. There is a four-ring electric hob and wall mounted cupboards above. There is tiled flooring, coved ceiling, radiator, power points and uPVC door to:





**Utility Room 16' 9" x 6' 6" (5.10m x 1.98m)**

Having fitted units comprising stainless steel sink drainer inset to worksurface over base units, wall mounted cupboards above and power points. There is a uPVC door to the front of the property and uPVC door leading to:

**Porch 12' 6" x 6' 6" (3.81m x 1.98m)**

Overlooking and having glazed panel timber door to rear garden. There are power points, service door to double garage and door to a **Lavatory** with a low-level WC.

**First Floor**

**Landing**

With access to roof space and door to:

**Bedroom 1 15' 6" x 8' 9" (4.72m x 2.66m)**

A dual aspect room with views from the front and from the rear with uninterrupted views over the Lincolnshire countryside. There is two built-in double full height fitted wardrobes, radiator and power points.

**Bedroom 2 12' 5" x 9' 0" (3.78m x 2.74m)**

With front aspect over the lane and having full height fitted double wardrobe, radiator and power points.

**Shower Room**

With a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is a radiator and extractor fan.

**Outside**

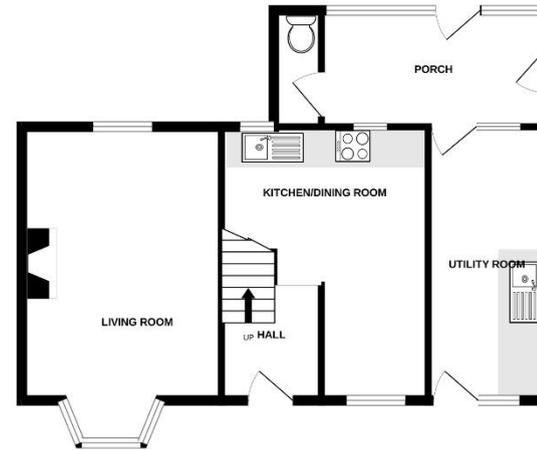
The property is approached over a driveway providing parking and leads to **Attached Double Garage 23' 11" x 20' 4" (7.28m x 6.19m)** having two timber double doors, power, lighting, service door into the property and door to **Timber Workshop 17' 7" x 7' 8" (5.36m x 2.34m)** having strip lighting and power points. The remaining front garden is laid with paving, ornamental shrubs to borders and feature pond. The rear garden is mostly laid to lawn with a variety of decorative shrubs to borders. There is a patio area, two timber garden sheds and greenhouse. A feature of this property is its setting, a rural no through road with large garden and views over the Lincolnshire countryside, an ideal spot to enjoy the counties famous sunsets.

**East Lindsey District Council – Tax band: A  
EPC RATING - D**

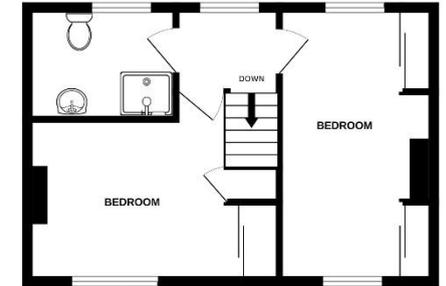
Brochure prepared 23.03.2026



GROUND FLOOR  
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.5 sq.m.) approx.

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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**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)  
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