



34 Albany Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6TS

£395,000

BELL



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Lincoln – 19 miles
Grantham – 32 miles with East Coast rail link to London
Boston – 17 miles

(Distances are approximate)

An extended and well-presented two double bedroom detached bungalow providing spacious living accommodation including dual aspect sitting/dining room with wood burning stove, home office and breakfast kitchen with utility room. Outside the property is enhanced by superb gardens to the front, side and rear with timber summer house, covered patio area and tandem double garage. The shopping and social facilities of this most sought-after Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the accommodation and setting 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

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

Reception Hall

With radiator, power points and door to:





Sitting/Dining Room 21' 10" x 11' 11" (6.65m x 3.63m)

A dual aspect room including uPVC patio doors to rear garden. There is a cast iron stove set to decorative surround and tiled hearth. There is coved ceiling, radiator, power points and archway to:

Breakfast Kitchen 21' 10" x 11' 9" (6.65m x 3.58m)

Overlooking the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including one a half sink drainer inset to worksurface over base units. There is an electric oven, four ring gas hob, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, radiator, power points and door to:

Utility Room 7' 10" x 7' 1" (2.39m x 2.16m)

Overlooking the rear garden and having fitted worksurface to one wall over space and plumbing for washing machine, coved ceiling, radiator, power points, uPVC door to rear garden, service door to double garage and door to:

Cloakroom

With a low-level WC, wash hand basin and radiator. There is coved ceiling and ceiling spotlights.

Home Office 11' 2" x 5' 7" (3.40m x 1.70m)

With side aspect and having coved ceiling, radiator and power points.

Bedroom 1 12' 6" x 11' 2" (3.81m x 3.40m)

With front aspect and having coved ceiling, radiator and power points.

Bedroom 2 11' 7" x 10' 5" (3.53m x 3.17m)

With front aspect and having built-in wardrobe, radiator, power points and coved ceiling.

Bathroom

With a four-piece suite comprising paneled bath, tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator and ceiling spotlights.





Outside

The property is approached over a driveway providing off street parking, turning area and leads to **Tandem Double Garage** comprising **Garage One** with electric roller door, power, lighting and electric roller door to **Garage Two 16' 0" x 10' 7" (4.87m x 3.22m)** with strip lighting, radiator, power points and service door into the property. The front garden is laid to lawn with mature hedging to front. The remaining garden is primarily to the southwestern side and rear, mostly laid to lawn with a wide variety of decorative shrubs to borders. There is a covered patio area ideal for all weather outside recreation, **Timber Summer House**, timber garden shed and green house. There is also a vegetable garden area with raised veg plots, green house and water butts.

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 = 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

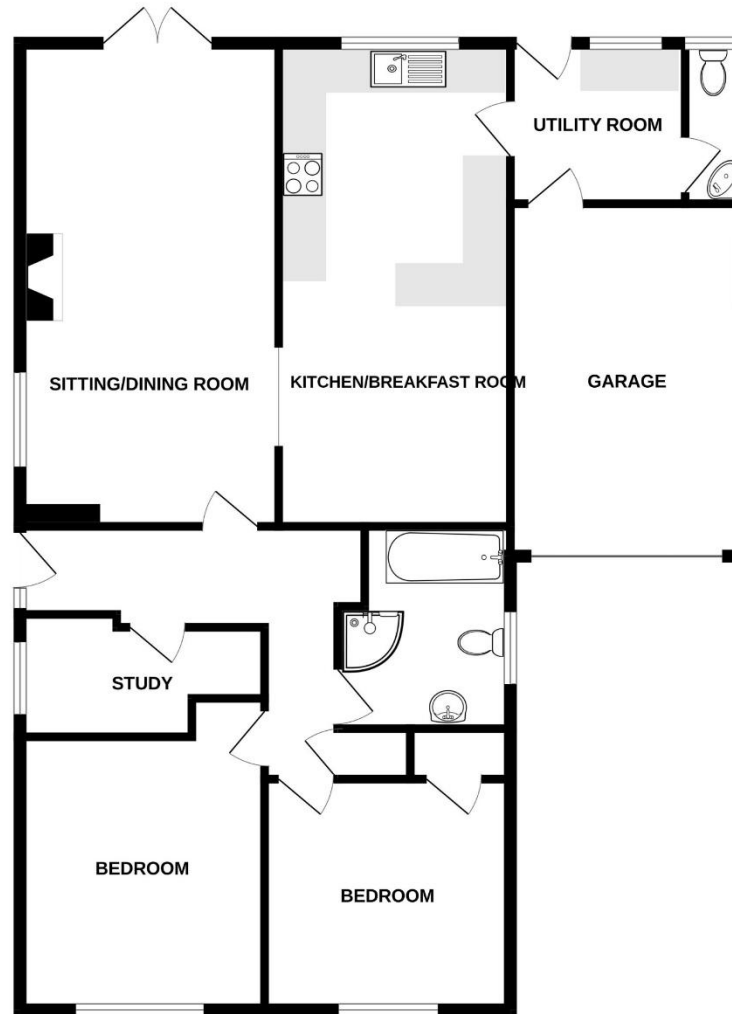
Website: <http://www.robert-bell.org>

Brochure prepared 12.08.2026





GROUND FLOOR
1226 sq.ft. (113.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1226 sq.ft. (113.9 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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