



133a Witham Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6RB

£549,950

BELL



133a Witham Road

Woodhall Spa, Lincolnshire LN10 6TG

Lincoln – 18 miles
Grantham – 31 miles with East Coast rail link to London
Boston – 17 miles

(Distances are approximate)

An exceptionally well presented and thoughtfully designed three-bedroom detached bungalow providing en-suite to main bedroom, bay fronted lounge and large kitchen diner with garden room off. The property was built in 2020 and has been upgraded with 10 solar panels and 9.5-kilowatt battery storage making this a very energy efficient home. Externally the property is further enhanced by its large yet easily maintained south facing rear gardens, detached double garage, ample off-street parking and the possibility of caravan/motorhome parking to the side. The shopping, social and educational 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

Entrance into the property inset to storm porch is gained through a composite entrance door leading into:

Reception Hall

A wide spacious hallway with built-in airing cupboard, coved ceiling, radiator, power points, wood effect LVT flooring, access to roof space and door to:





Kitchen Diner 18' 1" x 14' 7" (5.51m x 4.44m) extending to 19' 2" (5.53m) max

The 'Hub' of the home, a large dual aspect room ideal for family gatherings opening to the garden room. There is a stylish range of fitted units comprising sink drainer inset to worksurface over base units including integral dishwasher and fridge freezer to one end. There is an electric waist height double oven, four ring induction hob, wall mounted cupboards above with downlighting and stainless-steel filter hood over the hob. There is door to **Walk-In Shelved Pantry**, coved ceiling, ceramic tiled flooring, ceiling spotlights, two radiators, ample power points, door to the utility room and uPVC double doors to:

Garden Room 12' 2" x 11' 10" (3.71m x 3.60m)

A superb addition to the home, overlooking the rear garden and having roof windows and independent lights set to dimmer switch. There are two electric heaters and traditional radiator, LVT flooring, power points and uPVC patio doors to rear garden and patio.

Utility Room 8' 6" x 8' 0" (2.59m x 2.44m)

With fitted units comprising stainless steel sink drainer inset to worksurface over base unit and space with plumbing for washing machine and tumble dryer. There is coved ceiling, ceramic tiled flooring, radiator, power points and door to rear garden.

Lounge 16' 2" x 13' 0" (4.92m x 3.96m)

With bay window to the front of the property and having gas coal effect fire set to decorative surround. There is coved ceiling, two radiators, television point and power points.

Bedroom 3 11' 10" x 8' 11" (3.60m x 2.72m)

Overlooking the rear garden and having coved ceiling, radiator and power points.

Main Bedroom 13' 5" x 11' 4" (4.09m x 3.45m)

With bay window from the front and having built-in wardrobe, coved ceiling, radiator, power points and door to **En-Suite** with a suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is heated towel rail, coved ceiling, shaver point and tiled flooring.

Bedroom 2 11' 10" x 10' 10" (3.60m x 3.30m)

Overlooking the rear garden and having coved ceiling, radiator and power points.





Bathroom

With a stylish white four-piece suite comprising paneled bath, shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, tiled flooring, heated towel rail, shaver point and ceiling spotlights.

Outside

The property is approached through timber double gates and over a part shared graveled driveway leading to private parking and **Detached Double Garage 17'6" x 16'3" (5.33m x 4.95m)** with two electric roller doors, power, lighting and uPVC service door to the side and the possibility of further parking for a caravan/motorhome to the side of the property. The remaining front garden with its hedging to front border is laid to lawn having picket gate and paved pathway to main entrance door. The enclosed south facing rear garden is laid to lawn with paved patio area off the garden room and timber summer house with power and lighting.

Further Information

All mains' services. Gas central heating. UPVC double glazing. 10 solar panels and 9.5-kilowatt battery storage.

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

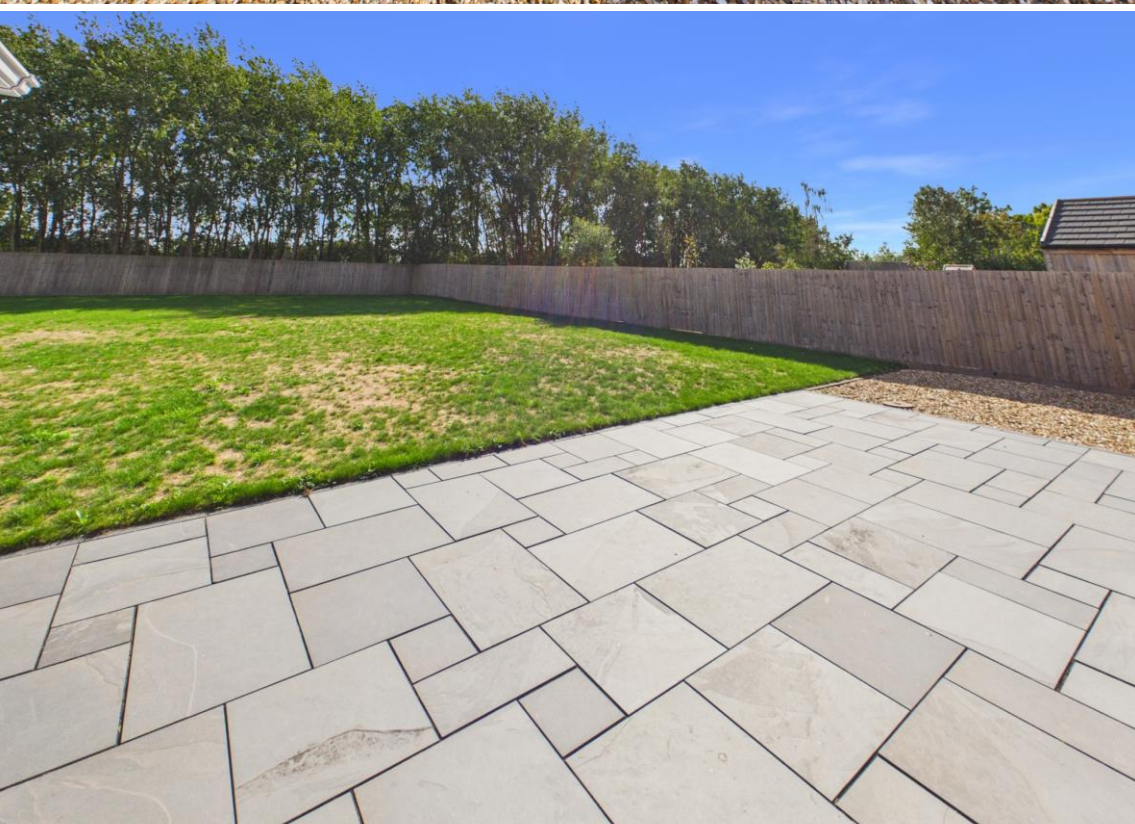
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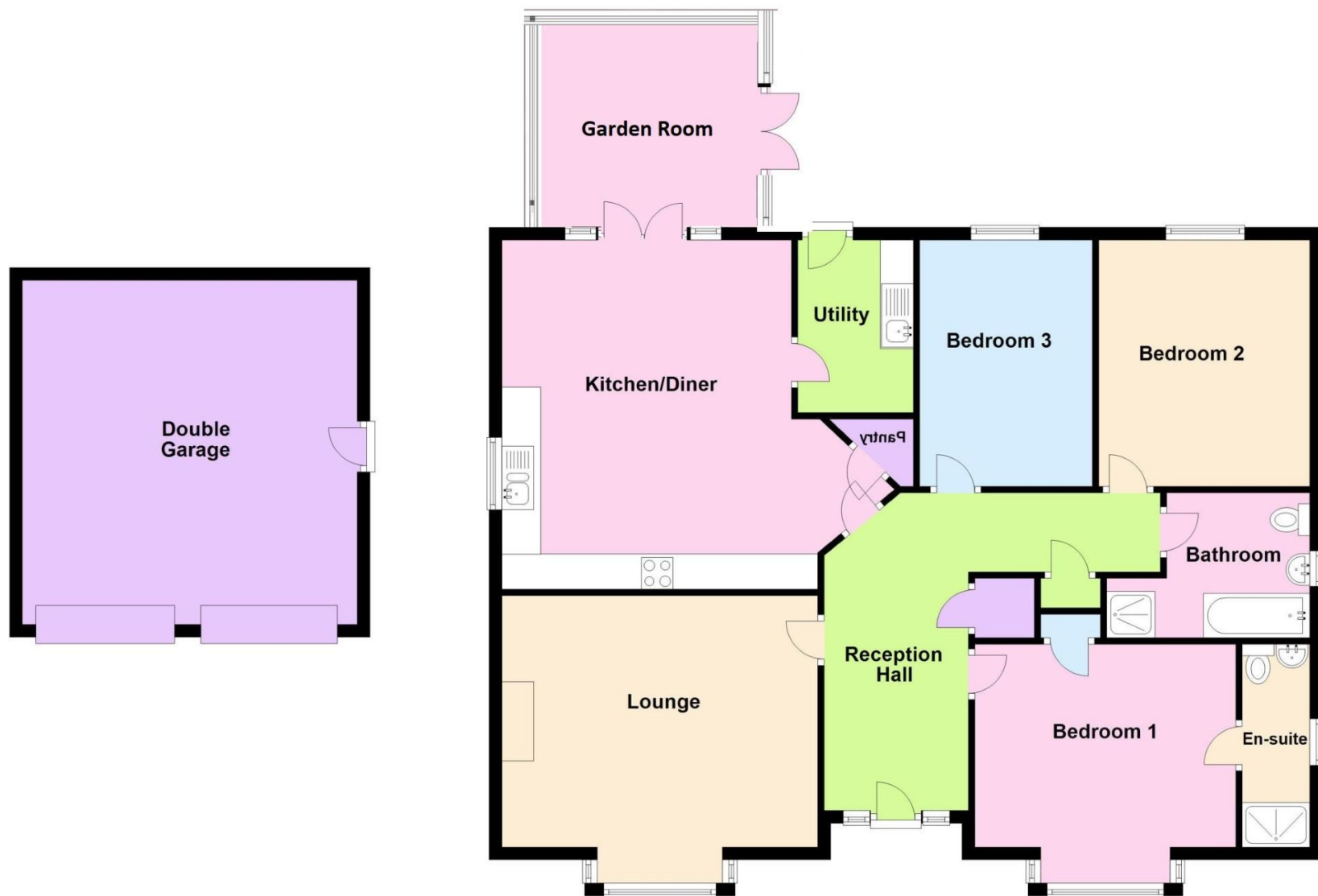
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