



Lacey Green

Tattershall Road, Woodhall Spa, Lincoln, Lincolnshire LN10 6TL

£300,000
NO ONWARD CHAIN

BELL



Lacey Green

Tattershall Road, Woodhall Spa LN10 6TL

Lincoln – 19 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

Pleasantly situated to the corner of Tattershall Road and Arnhem Way stands this three-bedroom, two reception room detached bungalow, within easy walking distance of the shopping and many social facilities of this most sought-after Lincolnshire village. The property is in need of extensive updating but offers an exciting opportunity to upgrade and re design. Outside the property has off street parking, private rear gardens and integral garage. A viewing is highly recommended to fully appreciate the setting and possibilities 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 glazed panel double door into:

Entrance Lobby

With glazed panel door to:

Reception Hall

With coved ceiling, wall lights, power points and door to:



Living Room 15' 9" x 11' 6" (4.80m x 3.50m)

With bow window to front aspect and having gas fire set to decorative surround, coved ceiling, power points and glazed panel double doors to:

Dining Room 11' 6" x 9' 5" (3.50m x 2.87m)

Overlooking the rear garden through timber glazed paned double doors and having coved ceiling, power points and sliding door to:

Kitchen 12' 7" x 10' 1" (3.83m x 3.07m)

With rear aspect and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is a four-ring gas hob, electric oven, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, power points, access to roof space, door returning to reception hall and glazed panel door to:

Garden Room 17' 2" x 8' 8" (5.23m x 2.64m)

With timber glazed double doors and views over the rear garden and having power points and service door into garage.

Bedroom 1 12' 1" x 10' 1" (3.68m x 3.07m)

With side aspect, coved ceiling and power points.

Bedroom 2 11' 10" x 9' 10" (3.60m x 2.99m)

With front aspect, coved ceiling and power points.

Bedroom 3 12' 0" x 11' 9" (3.65m x 3.58m)

With front aspect, coved ceiling and power point.

Shower Room

With shower cubicle, wash hand basin over vanity unit and built-in airing cupboard.

Separate WC

With a low-level WC and pedestal wash hand basin.

Outside

The front garden is predominantly laid to lawn with a wide variety of decorative shrubs to borders. The enclosed rear garden is mostly laid to lawn with decorative shrubs to borders, paved patio area and timber summer house. As the property is to a corner position vehicular access is off Arnhem Way over a driveway providing off street parking and leads to **Integral Garage 18' 3" x 8' 8" (5.56m x 2.64m)**, with up and over door, power, lighting and service door into the property.



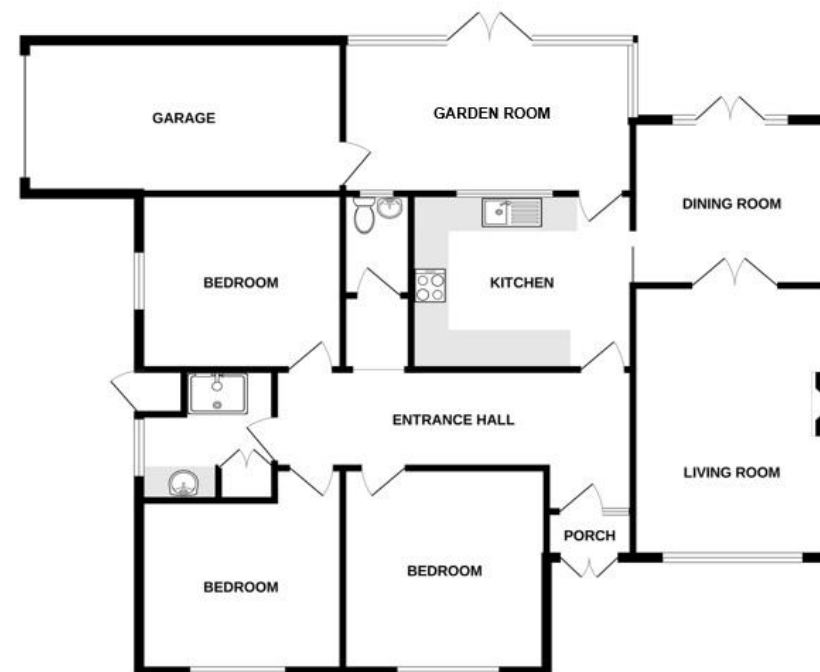


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- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
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- 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.

GROUND FLOOR
1360 sq.ft. (126.3 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metreplan C2000

East Lindsey District Council – Tax band: D
EPC Rating: D

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

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