



7 Hunston Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6PE

£389,950
NO ONWARD CHAIN

BELL



7 Hunston Road

Woodhall Spa, Lincolnshire LN10 6PE

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A well-presented four bedroom detached house pleasantly situated within the ever-popular Viking Park. Internally the property is thoughtfully designed with modern living in mind having stylish kitchen diner, lounge to the front and en-suite to main bedroom. Outside there is double width driveway, garage and south westerly facing gardens. The shopping, social and educational 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.

Reception Hall

With staircase to the first floor having storage cupboard below, engineered oak wooden flooring, radiator, power points and door into:

Lounge 17' 10" x 11' 9" (5.43m x 3.58m)

A good sized lounge with front aspect and having gas coal effect fire set to decorative surround, coved ceiling, radiator, power points and wide-open doorway to:





Kitchen Diner 17' 10" x 11' 10" (5.43m x 3.60m)

A superb south westerly facing room with sliding patio door to the rear garden. There is a range of stylish fitted units comprising one and a half sink drainer inset to worksurface over base units including integral dishwasher, fridge and freezer. There is a four-ring induction hob, electric oven and in-built microwave. There are wall mounted cupboards above and filter hood over the hob. There is coved ceiling, engineered oak wooden flooring, radiator, power points, door returning to reception hall and door to:

Utility Room 8' 11" x 6' 6" (2.72m x 1.98m)

Overlooking the rear garden and having fitted units comprising stainless steel sink drainer inset to worksurface over base units and space with plumbing for washing machine. There are wall mounted cupboards above, built-in larder cupboard to one side, coved ceiling, radiator, power points, uPVC door to side of property and door to:

Cloakroom

With a white low-level WC, pedestal wash hand basin, coved ceiling and radiator.

First Floor

Landing

With built-in airing cupboard, coved ceiling, power points and door to:

Main Bedroom 15' 9" excluding wardrobes x 11' 10" (4.80m x 3.60m)

A good sized bedroom with double aspect to the front and having a range of full height fitted wardrobes to one side and having coved ceiling, radiator, power points and door to **En-Suite** being fully wall tiled and having a stylish white suite comprising tiled shower cubicle, floating wash hand basin over vanity cupboard and a low-level WC. There is coved ceiling, heated towel rail and ceiling spotlights.

Bedroom 2 15' 0" x 9' 0" (4.57m x 2.74m)

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

Bedroom 3 9' 11" x 9' 3" (3.02m x 2.82m)

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





Bedroom 4 9' 11" x 9' 3" (3.02m x 2.82m) max of L-shaped room

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

Bathroom 8' 10" x 6' 10" (2.69m x 2.08m)

A stylish bathroom with a suite comprising panel bath with shower over, pedestal wash hand basin and a low-level WC. There is coved ceiling, heated towel rail and shaver point.

Outside

The property is approached over a double width driveway providing off-street parking and leads to **Garage** with up and over door, power and lighting. The remaining front garden is laid to lawn with decorative shrubs to borders. The enclosed southwest facing garden is predominantly laid to lawn with paved patio area and a variety of mature shrubs to borders offering good privacy.

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 = tbc

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

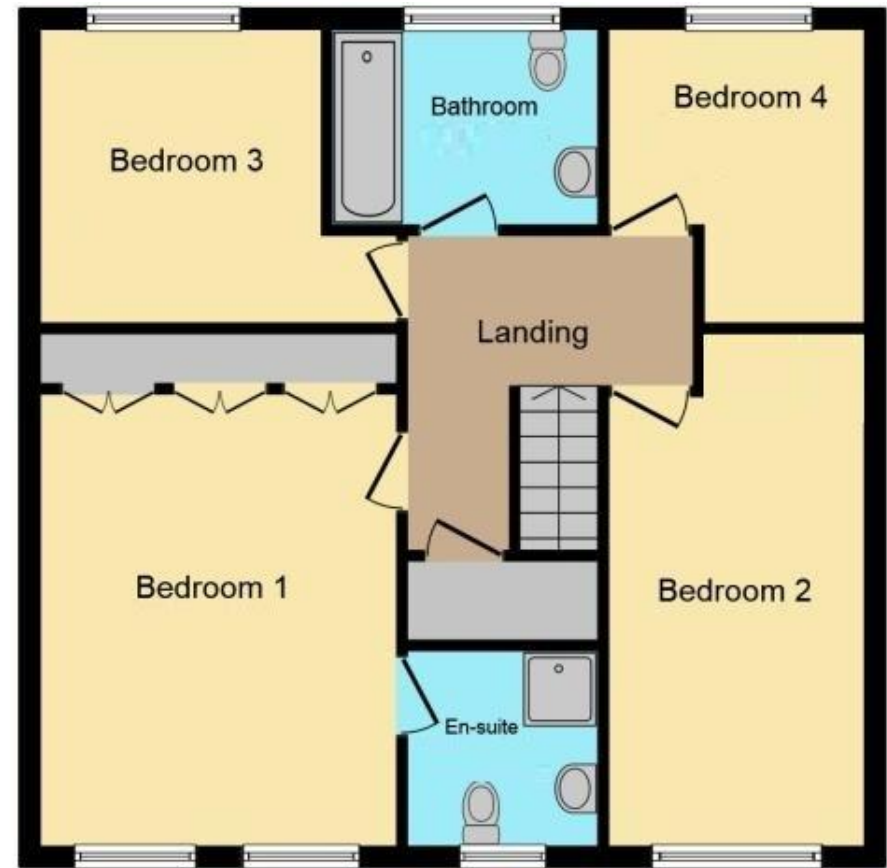
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Ground Floor



First Floor

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