



**20 Turnberry Drive**  
Woodhall Spa, Lincoln, Lincolnshire LN10 6UE

**£375,000**

**BELL**



## 20 Turnberry Drive

Woodhall Spa, Lincolnshire LN10 6UE

Lincoln – 18 miles  
Grantham – 32 miles with East Coast rail link to London  
Boston – 17 miles

(Distances are approximate)

An exceptionally well presented three-bedroom detached house pleasantly situated to the ever popular Viking Park. Internally the property provides thoughtfully designed accommodation including dual aspect kitchen diner and conservatory off the living room. Outside there is a double width driveway, attached garage and attractive gardens. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance including a convenient footpath outside towards St Andrews primary School and Jubilee Park. 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 inset to storm porch is gained through a uPVC door leading into:

### Reception Hall

With staircase to the first floor and having built-in cloaks cupboard, coved ceiling, radiator, power points, alarm and door to kitchen diner and door to:



**Living Room 14' 8" x 11' 10" (4.47m x 3.60m)**

A dual aspect room having gas coal effect fire set to decorative surround. There is covered ceiling, radiator, power points and door to:

**Conservatory 12' 2" x 10' 5" (3.71m x 3.17m)**

Overlooking the rear garden and having a solid roof, wood effect flooring, power points and uPVC double doors to garden.

**Kitchen Diner 19' 2" x 9' 9" (5.84m x 2.97m) extending to 12'10" (3.91m)**

A dual aspect room and having a stylish range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is an electric double oven, four ring gas hob, wall mounted cupboards with downlighting and larder cupboard to one end. There is covered ceiling, wood effect flooring, radiator, power points and door to:

**Utility Room 11' 7" x 4' 0" (3.53m x 1.22m) extending to 5'11"**

With fitted worksurface to one side over base unit and space with plumbing for washing machine and tumble dryer. There are wall mounted cupboards above, wood effect flooring, covered ceiling, radiator, power points, uPVC door to the rear of the property and door to:

**Cloakroom**

With low-level WC, wash hand basin, tiled flooring, radiator, covered ceiling and decorative wall tiling.

**First Floor**

**Landing**

With covered ceiling, radiator, access to roof space and door to:

**Bedroom 1 15' 0" x 11' 10" (4.57m x 3.60m)**

With front aspect and having airing cupboard, radiator, covered ceiling, power point and door to **En-Suite** being fully wall tiled and having a stylish white suite comprising tiled shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is tiled flooring, extractor fan and a heated towel rail.

**Bedroom 2 9' 9" x 9' 9" (2.97m x 2.97m)**

A dual aspect room having covered ceiling, radiator and power points.





**Bedroom 3 9' 4" x 9' 1" (2.84m x 2.77m)**

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

**Bathroom 7' 8" x 6' 0" (2.34m x 1.83m)**

Being fully wall tiled and having a stylish white suite comprising paneled bath with shower attachment taps, wash hand basin over vanity unit and a low-level WC. There is a heated towel rail, ceiling spotlights and extractor fan.

**Outside**

The property is approached over a double width driveway providing side by side parking and leads to **Garage**, with up and over door, power and lighting. The remaining front garden with its mature hedging to borders is laid to lawn. The enclosed and thoughtfully designed rear garden is mostly laid to lawn with large entertaining paved patio off the conservatory and further patio seating area to opposite side and two wooden sheds. There is outside lighting, water tap and external power point.

**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 = D 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.

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## FLOORPLAN

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