



18 Mill Close

Woodhall Spa, Lincolnshire LN10 6UT

£375,000





# 18 Mill Close

## Woodhall Spa, Lincolnshire LN10 6UT

Lincoln – 20 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

An immaculately presented three bedroom detached bungalow pleasantly situated within this popular cul-de-sac location. Internally the property is enhanced by surprisingly spacious accommodation including two reception rooms, kitchen/diner and en-suite to master bedroom. Externally the property provides garage, large car port and the gardens have been thoughtfully designed with low maintenance in mind. The highly sought-after Lincolnshire village of Woodhall Spa offers many appealing shopping and social facilities. **A viewing is highly recommended to fully appreciate the accommodation 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 pattern glazed door to:

### Reception Hall

With built-in cloaks cupboard, access to boarded loft with ladder and light, coved ceiling, radiator, power points and oak door to:



**Lounge 14' 0" x 13' 8" (4.26m x 4.16m) extending to 17' 5" (5.30m) into bay**

With bay window to side aspect and having electric coal-effect fire set to decorative surround. There is a coved ceiling, TV aerial point, telephone point, radiator, power points and glazed panel oak doors to:

**Garden Room 13' 4" x 10' 9" (4.06m x 3.27m)**

A most appealing triple aspect room with UPVC double doors to rear garden. There is a radiator, telephone point and power points.

**Kitchen/Diner 12' 7" x 9' 8" (3.83m x 2.94m) extending to 15' 2" (4.62m)**

Overlooking the rear garden and having a range of fitted units comprising sink drainer with mixer tap inset to ample work surface over matching base units including space and plumbing for dishwasher and space for fridge freezer to one end. There is a five-ring electric hob and waist-height electric oven, wall-mounted cupboards above with downlighting, filter hood over the hob and larder cupboard to one end. There is a fitted four place breakfast bar, tiled flooring, ceiling spot lights, coved ceiling, radiator, power points and oak door to:

**Utility Room 5' 4" x 5' 0" (1.62m x 1.52m)**

With work surface to one side over base unit and space with plumbing for automatic washing machine and tumble dryer. There is a Worcester combi central heating boiler, coved ceiling, radiator, power points and UPVC door to side of property.

**Bedroom 1 12' 3" (3.73m) extending to 14' 4" (4.37m) into bay x 12' (3.65m) x 14' 4" (3.73m x 4.37m)**

With front aspect through bay window and having coved ceiling, radiator, TV aerial point, telephone point, wall mounted air conditioning unit, power points and oak door to **En-Suite** with a white suite comprising tiled shower cubicle, pedestal wash hand basin and low-level WC. There is decorative wall tiling, tiled flooring, ceiling spot lights, shaver point, coved ceiling, radiator and extractor fan.



**Bedroom 2 10' 0" x 9' 11" (3.05m x 3.02m)**

With front aspect and having coved ceiling, radiator, wall mounted air conditioning unit, telephone point and power points.

**Bedroom 3 10' 0" x 7' 9" (3.05m x 2.36m)**

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

**Shower Room 8' 11" x 5' 8" (2.72m x 1.73m)**

With a white suite comprising tiled shower cubicle, wash hand basin over vanity unit and low-level WC. There is decorative wall tiling, tiled flooring, coved ceiling with ceiling spot lights, extractor fan, shaver point and radiator.



### Outside

The property is approached over a block-paved driveway providing parking for several vehicles providing **Car Port 30' 8" x 12' 6" (9.34m x 3.81m)** and leads to **Detached Garage** with electric up-and-over door, power, water tap, lighting and service door to side.

The remaining front garden is laid to gravelled borders containing a variety of ornamental shrubs. The enclosed rear garden is landscaped with low maintenance in mind to paving, decorated by shingle to borders. There is outside lighting and panel fencing to boundaries.

### Further Information

All mains' services. Gas central heating. UPVC double glazing.

**Local Authority:** East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = C

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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, will require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

**THESE PARTICULARS WERE PREPARED MAY 2026**

Property Reference: WO0001 4887

B135 Printed by Ravensworth 01670 713330