



Brackenfield, 14 Heather Close
Woodhall Spa, Lincoln, Lincolnshire LN10 6YD

£540,000

BELL



14 Heather Close

Woodhall Spa, Lincolnshire LN10 6YD

Lincoln – 19 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

A well-presented four bedroom detached house pleasantly situated to a most appealing mature setting with striking south facing views over the Lincolnshire countryside. Internally the property has lounge diner and has been thoughtfully extended to provide a superb open plan kitchen and garden room designed to enjoy its outlook. Outside there is ample off-street parking, integral garage and front and rear gardens. The shopping, social and educational facilities of this sought after village are all within reasonable 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.

Accommodation

Entrance into the property is gained through a uPVC door leading into:

Reception Hall

With staircase to the first floor and having radiator, spotlights, service door to the garage and door to:

Lounge Diner

Lounge Area 20' 0" x 12' 0" (6.09m x 3.65m)

Being dual aspect including patio door to the rear garden. There is a gas coal effect fire set to decorative surround, ceiling spotlights, two radiators and power points.





Dining Area 11' 2" x 8' 9" (3.40m x 2.66m)

Being open plan with the lounge area, also with patio doors to the rear garden and having coved ceiling, radiator and power points.

Breakfast Kitchen 14' 0" x 10' 11" (4.26m x 3.32m)

A thoughtfully designed stylish kitchen comprising stainless steel sink with boiling water tap, inset to quartz worksurface over base units including integral dishwasher, electric double oven and four ring induction hob. There are wall mounted cupboards above, filter hood over the hob and quartz covered central island unit providing breakfast bar and further storage. There are coved ceilings, ceiling spotlights, tiled flooring, underfloor heating and ample power points. Opens to:

Garden Room 12' 11" x 15' 3" (3.93m x 4.64m)

A superb addition to the home providing most appealing views over the south facing rear garden and open countryside beyond. There is tiled flooring, underfloor heating, power points and bi-folding doors to the garden and patio

Cloakroom

Being fully wall tiled and having a low-level WC, wash hand basin over vanity cupboard, wood effect flooring and radiator.

First Floor Landing

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

Main Bedroom 14' 1" x 11' 1" (4.29m x 3.38m)

Striking views over the rear garden and open countryside beyond. There is coved ceiling, built-in double wardrobe, coved ceiling, radiator and door to:

En-Suite

With a white suite comprising tiled shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is coved ceiling, shaver mirror and a heated towel rail.

Bedroom 2 15' 3" x 8' 7" (4.64m x 2.61m)

A dual aspect room to the front and having built-in double wardrobe, radiator and power points.

Bedroom 3 12' 1" x 9' 11" (3.68m x 3.02m)

Again, with views over the rear garden and open countryside beyond and having built-in double wardrobe, coving ceiling, spotlights, radiator and power points.





Bedroom 4 9' 10" x 9' 10" (2.99m x 2.99m)

With front aspect and having built-in double wardrobe, coved ceiling, spotlights, radiator and power points.

Bathroom

With a white suite comprising paneled bath with shower over, wash hand basin over vanity cupboard and a low-level WC. There is coved ceiling, shaver mirror and radiator.

Outside

The property is approached over a block paved driveway providing ample off-street parking and leads to **Integral Garage 16' 10" x 8' 11" (5.13m x 2.72m)** with electric roller door, power, lighting and service door into the property. The remaining front garden is laid to lawn with shrubs to borders. The south facing rear garden is predominantly laid to lawn, having shrubs to border and block paved patio off the garden room. There is also an EV charger fitted outside.

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 = F

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

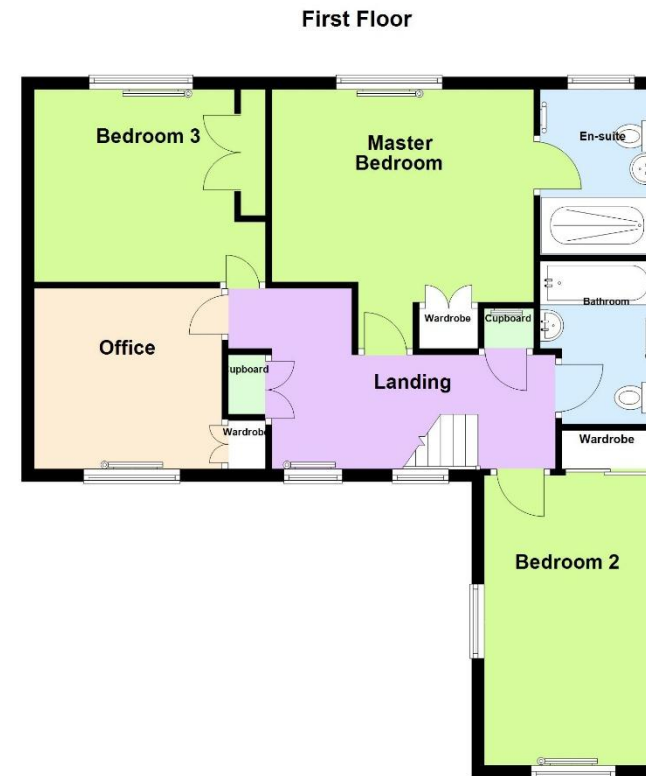
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