



## **Cherithbrook**

St Andrews Drive, Woodhall Spa, Lincoln, Lincolnshire LN10 6PR

**£695,000**  
NO ONWARD CHAIN

**BELL**



# Cherithbrook

St Andrews Drive, Woodhall Spa LN10 6PR

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

Discreetly tucked away along a private road to a private setting off Stixwold Road stands this thoughtfully designed detached bungalow of some considerable appeal. Internally the property provides three bedrooms, triple aspect sitting/dining room, utility room and ensuite to main bedroom and is enhanced by underfloor heating and high ceilings. Outside there is ample parking, detached double garage and good sized yet manageable lawned gardens. The many shopping and social facilities of this most sought after of Lincolnshire villages are within a very short walk away. A formal viewing is highly recommended to fully appreciate the position and 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 is gained through a solid timber door into:

## Reception Hall

With built-in full height cloaks cupboard.



**Open Plan Sitting/Dining Room 31' 0" x 20' 4" (9.44m x 6.19m) max of an irregular shaped room**

A superb triple aspect reception room designed with modern living in mind.

**Sitting Area**

Having gas coal effect fire set to open brick surround with stone hearth and timber mantle. There are covered ceilings and patio doors to a sizeable terrace with walled border and a view over the rear garden.

**Dining Area**

Overlooking the rear garden and having covered ceiling and door to:

**Breakfast Kitchen 15' 0" x 9' 9" (4.57m x 2.97m)**

With side aspect and having a range of fitted units comprising one and a half sink drainer inset to solid timber worksurface over base units including integral dishwasher. There is a five-ring gas hob, electric double oven and integral fridge freezer to one end. There are wall mounted cupboards above with down lighting and filter hood over the hob. There is covered ceiling, ceiling spotlights, tiled flooring, ample power points and door to:

**Utility Room 8' 4" x 7' 1" (2.54m x 2.16m)**

With door to side of the property and having fitted units comprising stainless steel sink drainer inset to worksurface over base units and appliances including washing machine, fridge and freezer. There are wall mounted cupboards above and larder cupboard to one end, tiled flooring and ample power points.

**Bedroom 1 14' 8" x 11' 4" (4.47m x 3.45m)**

With front aspect and having covered ceiling, a full range of fitted wardrobes and door to **En-Suite** being fully tiled and having a suite comprising shower cubicle, twin wash hand basins over vanity unit and a low-level WC. There is tiled flooring, heated towel rail and shaver point.

**Bedroom 2 13' 6" x 10' 7" (4.11m x 3.22m)**

With front aspect and having fitted wardrobes and covered ceiling





**Bedroom 3 9' 3" x 9' 2" (2.82m x 2.79m)**

Currently used as a home office having front aspect and coved ceiling.

**Bathroom 8' 2" x 6' 4" (2.49m x 1.93m)**

With a four-piece suite comprising paneled bath with shower attachment taps, wash hand basin over vanity unit, shower cubicle and a low-level WC. There is a wall mounted vanity unit, coving, ceiling spotlights, tiled flooring, heated towel rail and shaver point.

**Outside**

The property is approached over a shared private road off Stixwold Road and leads to ample parking and **Detached Double Garage 19' 0" x 18' 6" (5.79m x 5.63m)** with two part glazed wooden doors, power and lighting. The remaining front garden is laid partly to lawn with decorative graveled borders and hardy perennials. The rear garden is mostly laid to lawn having a sizeable paved terraced with brick surround off the living room, very well stocked with a wide variety of hardy perennials to the borders giving the garden its charm especially in summer. There is also to the far corner a further patio with a pergola over

**Further Information**

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

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = E

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

Email: woodhallspa@robert-bell.org

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

Brochure prepared 06.05.2026

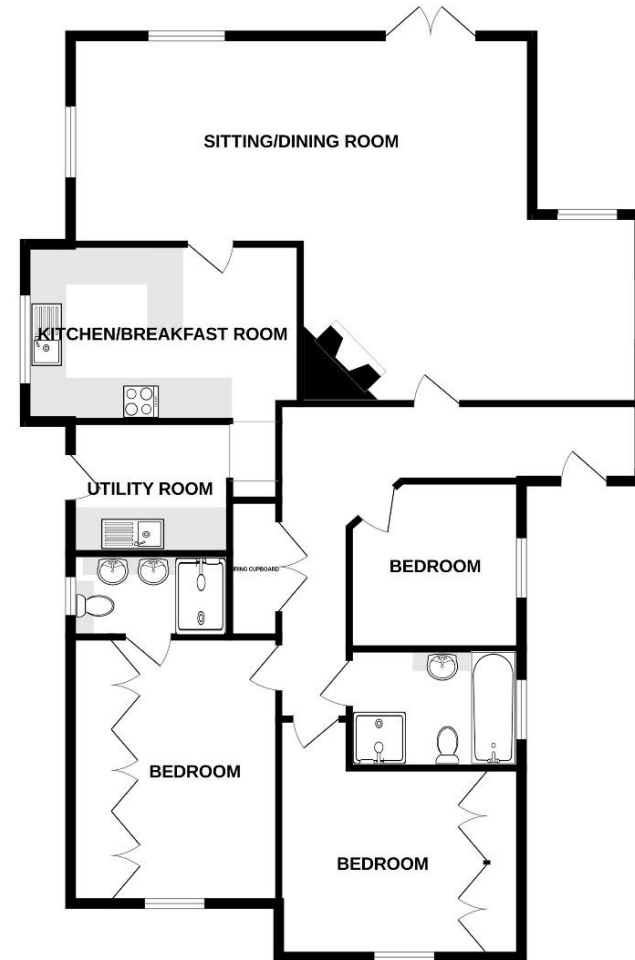






GROUND FLOOR  
1348 sq.ft. (125.2 sq.m.) approx.

TOTAL FLOOR AREA: 1348 sq.ft. (125.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 Metropac ©2026



**DISCLAIMER**

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- 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;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- 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.



19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333  
Email: woodhallspa@robert-bell.org

[www.robert-bell.org](http://www.robert-bell.org)

