



16 Moor Park Drive
Woodhall Spa, Lincoln, Lincolnshire LN10 6GB

£285,000
NO ONWARD CHAIN

BELL



16 Moor Park Drive

Woodhall Spa, Lincolnshire LN10 6GB

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A three-bedroom detached bungalow pleasantly situated within the ever-popular Viking Park. Internally the property provides sitting/dining room, conservatory and en-suite to main bedroom and utility room off the kitchen. Outside, the property enjoys off street parking, garage and south facing rear gardens offering good privacy. The shopping and social facilities of this most sought-after Lincolnshire village are all within easy walking distance.

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 glazed panel door into:

Reception Hall

With built-in airing cupboard and cloaks cupboard. There is coved ceiling, radiator, power points and door to:

Kitchen 10' 5" x 7' 8" (3.17m x 2.34m)

With front aspect and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units and slot-in cooker with four ring gas hob. There are wall mounted cupboards above and filter hood over the hob. There are coved ceilings, radiator, power points and archway to:





Utility Room

With fitted worksurface to one wall over space and plumbing for washing machine. There are wall mounted cupboards above, coved ceiling, radiator, power points and glazed panel door to side of property.

Sitting/Dining Room 18' 5" x 13' 2" (5.61m x 4.01m) max of L shaped room

A dual aspect room having coved ceiling, radiator, power points and uPVC double doors to:

Conservatory 8' 10" x 6' 3" (2.69m x 1.90m)

Overlooking the south facing rear garden and having wood effect flooring, power points, ceiling fan light and uPVC patio doors to the garden.

Bedroom 1 14' 0" x 10' 0" (4.26m x 3.05m)

With front aspect and having built-in double wardrobe, bedside cabinets and overhead storage. There are coved ceilings, radiator, power points and door to **En-Suite** with a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling and radiator.

Bedroom 2 12' 5" x 9' 2" (3.78m x 2.79m)

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

Bedroom 3 9' 2" x 8' 4" (2.79m x 2.54m)

With side aspect and having fitted shelving to one wall, radiator and power points.

Bathroom 8' 4" x 5' 1" (2.54m x 1.55m)

With a suite comprising paneled bath, pedestal wash hand basin and a low-level WC. There is coved ceiling and radiator.

Outside

The property is approached over a driveway providing off street parking and leads to **Garage**, with up and over door, power, lighting and service door to the rear. The remaining front garden is laid to lawn with decorative shrubs to borders. The enclosed rear garden is laid to lawn with a wide variety of shrubs to borders, paved patio and feature fishpond.

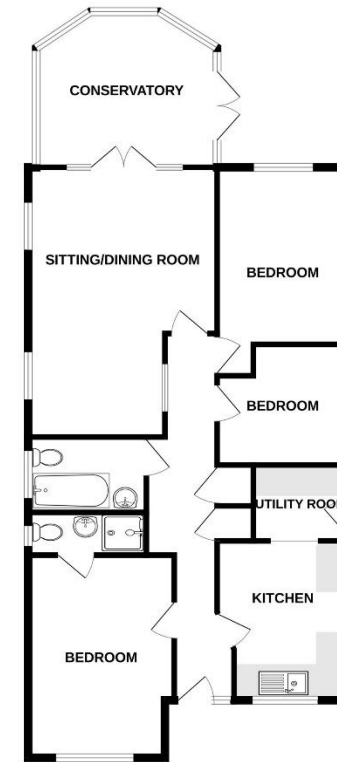
East Lindsey District Council – Tax band: D

EPC Rating – tbc

Brochure prepared 28.07.2026



GROUND FLOOR
995 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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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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