



16 Grove Drive
Woodhall Spa, Lincoln, Lincolnshire LN10 6RT

£485,000
NO OWARD CHAIN

BELL



16 Grove Drive

Woodhall Spa, Lincolnshire LN10 6RT

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A well-presented three bedroom detached bungalow pleasantly situated to the highly regarded Grove Drive. Internally the property is enhanced by two reception rooms, conservatory and en-suite to the main bedroom. Outside, the property with its detached double garage stands to a good sized yet manageable garden with attractive views over open countryside. The shopping and many social facilities of this most sought-after Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the 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.



Reception Hall

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

Utility Room 6' 2" x 4' 4" (1.88m x 1.32m)

With a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units and space with plumbing for washing machine. There is a wall mounted cupboard above, coved ceiling, radiator and power points.



Kitchen 10' 10" x 10' 4" (3.30m x 3.15m)

Overlooking the rear garden and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including integrated fridge and freezer. There is a four-ring gas hob, electric double oven, wall mounted cupboards above with down lighting and filter hood over the hob. There are tiled splash backs to all worksurfaces, serving hatch to dining room, radiator, power points and uPVC door to rear garden.

Lounge 17' 6" x 12' 4" (5.33m x 3.76m)

With deep bay window to front aspect and having gas coal effect fire set to decorative surround. There are coved ceilings, radiator, power points and glazed panel double doors to:

Dining Room 11' 0" x 10' 11" (3.35m x 3.32m)

With rear aspect and having coved ceiling, radiator, power points and uPVC sliding doors to:

Conservatory 11' 4" x 9' 10" (3.45m x 2.99m)

With pleasing views over the rear garden and open countryside beyond. There are power points and double doors to garden.

Main Bedroom 14' 11" x 12' 2" (4.54m x 3.71m)

With front aspect and having coved ceiling, radiator, power points and door to **En-Suite 6' 7" x 5' 9" (2.01m x 1.75m)** being fully wall tiled and having a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator and shave point.

Bedroom 2 14' 5" x 8' 7" (4.39m x 2.61m)

Overlooking the rear garden and open countryside, there are coved ceilings, radiator and power points.

Bedroom 3 10' 5" x 8' 10" (3.17m x 2.69m)

With attractive garden views and having coved ceiling, radiator and power points.

Bathroom

Being fully wall tiled and having a suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator and shaver point.





Outside

The property is approached over a block paved driveway providing ample parking for several vehicles, turning area and leads to **Detached Double Garage**, with two electric up and over garage doors, lighting, power points and service door to the side. The remaining front garden is laid to lawn with decorative shrubs to borders. The enclosed rear garden is predominantly laid to lawn with a wide variety of decorative shrubs to borders. There is paved patio the full width of the property providing a most appealing outside entertaining area.

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 = 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

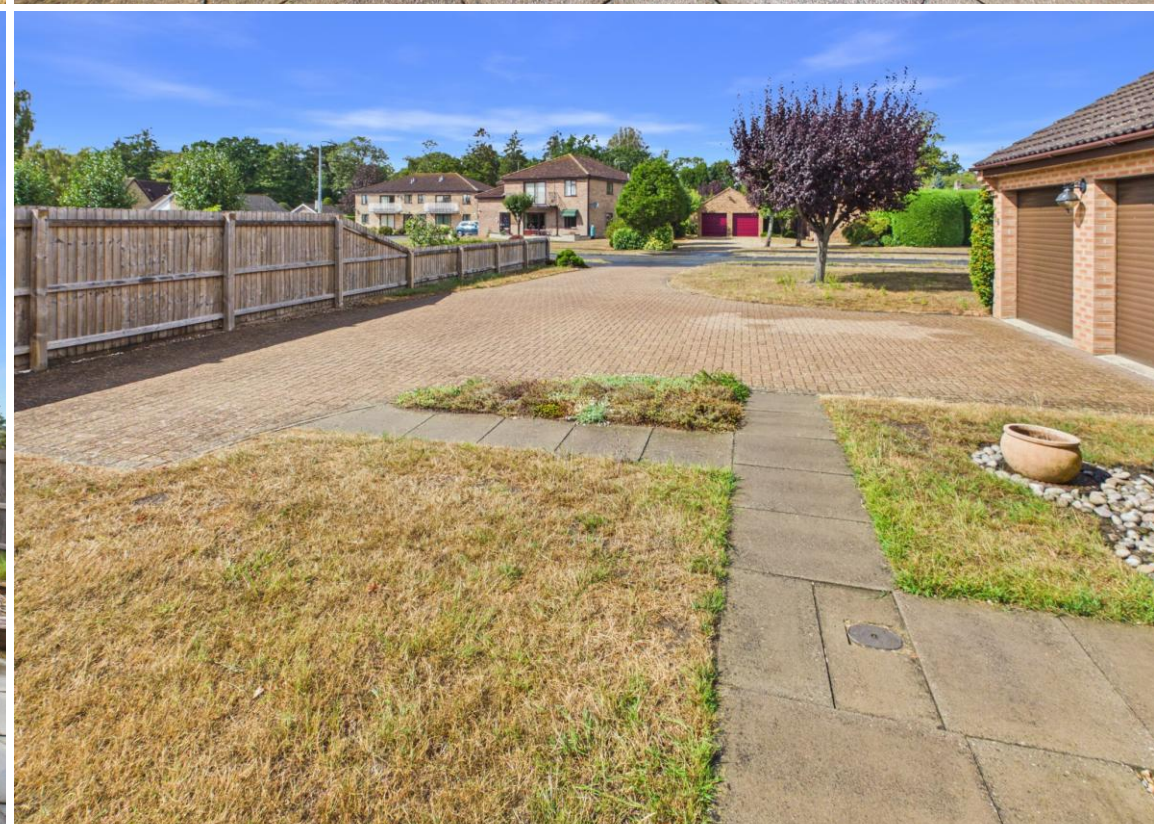
Tel: 01526 353333

Email: woodhallspa@robert-bell.org

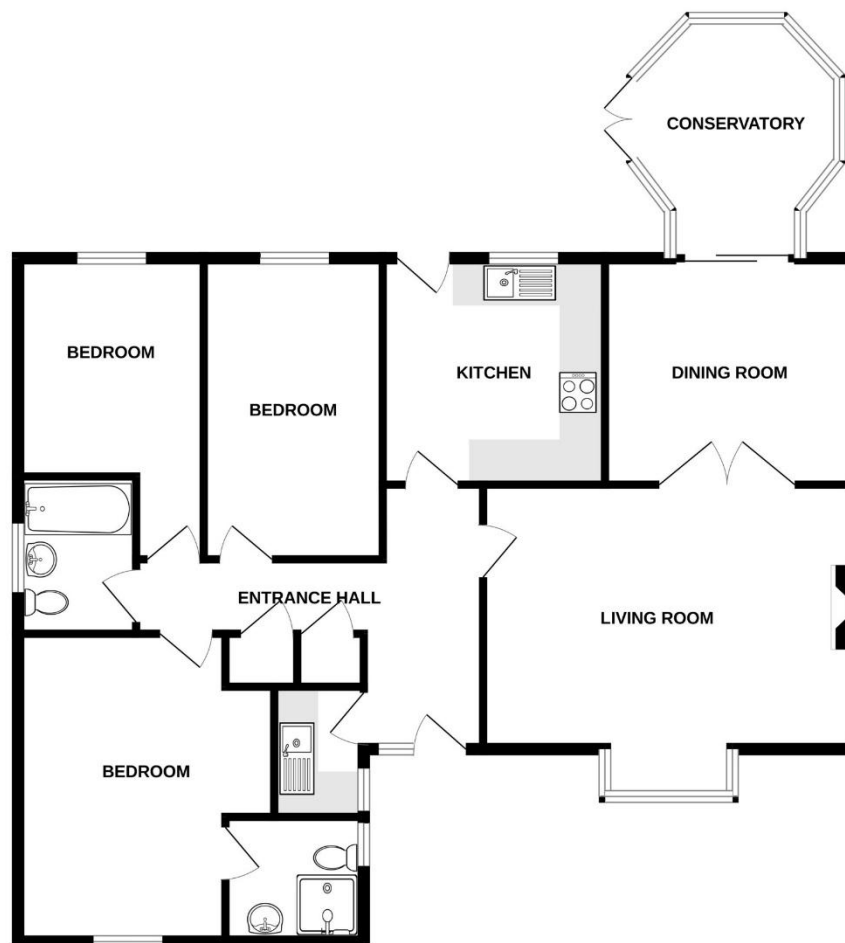
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Brochure prepared 28.08.2026





GROUND FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



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- 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.

TOTAL FLOOR AREA: 1195 sq.ft. (111.0 sq.m.) approx.

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