



**90 Witham Road**  
Woodhall Spa, Lincoln, Lincolnshire LN10 6RA

**£499,999**  
NO ONWARD CHAIN





## 90 Witham Road

Woodhall Spa, Lincolnshire LN10 6RA

Lincoln – 18 miles

Grantham – 31 miles with East Coast rail link to London

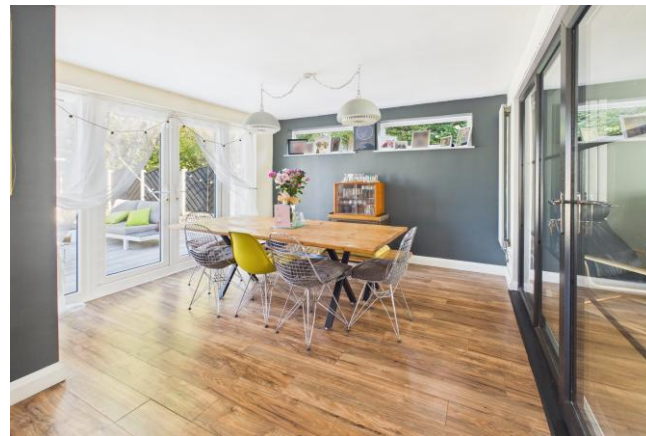
Boston – 17 miles

(Distances are approximate)

90 Witham Road is a substantial, south-facing detached bungalow, modernised and enhanced by the vendors to offer an attractive, modern family home. With three double bedrooms, the property enjoys a wide dining-kitchen, stepping out to the rear patio and through to the generous, front-facing living room. With a large utility, home office space, cloakroom and well-appointed family bathroom completing the internal accommodation, the property provides a large garage and double-ended driveway with sufficient parking for multiple vehicles including a motorhome.

The rear garden extends from the back of the property, beautifully landscaped, with a wealth of mature flower beds; covered and open patio seating space, and outbuildings including a versatile office/studio and workshop at the rear.

The property is well-located for the shopping; social and educational facilities found within the inland resort of Woodhall Spa, a thriving village in central Lincolnshire. A short drive away, the Georgian market town of Horncastle has further services and amenities, and excellent educational facilities, including the highly respected Queen Elizabeth's Grammar School. Lincoln, the county city with rail link to London and the East coast mainline, is 18 miles to the North-West.



### Accommodation

Entered into the front through an oak door with full height obscure double-glazed window alongside into:



### Reception Hall

Of L shaped proportions; with radiator, loft access hatch, wood effect flooring, wooden doors to storage spaces and wooden doors to accommodation including:

### Home Office 5' 1" x 9' 4" (1.55m x 2.84m)

With windows to side, wood effect flooring and multiple power points.

### Dining Kitchen 25' 0" x 11' 0" (7.61m x 3.35m)

With uPVC double glazed windows to side and rear, patio door to side and French doors to rear. There is an excellent range of modern units to base level and full height with integrated fridge-freezer and dishwasher. There is a Neff oven and grill, Neff induction hob and Franke sink to bevel edge worktop with drainage furrows. Having multiple power points, radiators, wood effect flooring, wooden doors to utility, cloakroom and wood effect double glazed door with full height windows alongside to:

### Living Room 20' 6" x 13' 10" (6.24m x 4.21m)

With uPVC double glazed window to front and high-level windows to side. Having radiators, wood effect flooring and television point.

### Cloakroom

With uPVC double glazed obscure window to rear, low-level WC and wood effect flooring.

### Utility Room 8' 2" x 8' 2" (2.49m x 2.49m)

With a good range of storage units to base and wall levels and having sink to roll edge worktop, space and connections for washing machine, dryer and wood effect flooring.

### Bathroom 10' 0" x 7' 10" (3.05m x 2.39m) max

With uPVC double glazed obscure window to rear and having low-level WC, hand wash basins to storage unit and large shower cubicle with monsoon and handheld heads and board surround. There is wood effect flooring and heated towel rail.

### Bedroom 1 11' 0" x 9' 9" (3.35m x 2.97m)

With uPVC double glazed window to rear and having radiator, multiple power points, wood effect flooring and built-in wardrobe storage units.

### Bedroom 2 10' 4" x 10' 1" (3.15m x 3.07m) max

With uPVC double glazed window to front, radiator, multiple power points, wood effect flooring and built-in wardrobe storage units.

### Bedroom 3 8' 5" x 7' 7" (2.56m x 2.31m)

With uPVC double glazed window to front, radiator, wood effect flooring and multiple power points.





### Outside

The property is approached to the front, with double-front, over a gravelled driveway providing ample parking space for multiple vehicles including a motorhome. The drive circles a front lawned space with flowers and shrubs. Across the face of the property is a brick paved path, leading to a gate on one side and circling, on the other side, the **Garage** – with up and over door, lights and power connected: patio door to rear.

The rear garden is initially set to timber decking, with paving beyond, providing a full-width, open patio and further, covered, seating space leading off the dining kitchen. Alongside this is the timber framed bar, available via separate negotiation.

The garden continues, predominately lawned, with an array of mature, landscaped flower beds, shrubs and trees throughout; slate chippings finishing the borders and providing further seating spaces. There is a barbecue hut and large, rear **Workshop 23' 2" x 12' 4" (7.06m x 3.76m)** offering storage, the latter located to the rear of the garden alongside a versatile **Office 11' 2" x 12' 2" (3.40m x 3.71m)**.

### 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 = D

EPC RATING = B

**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

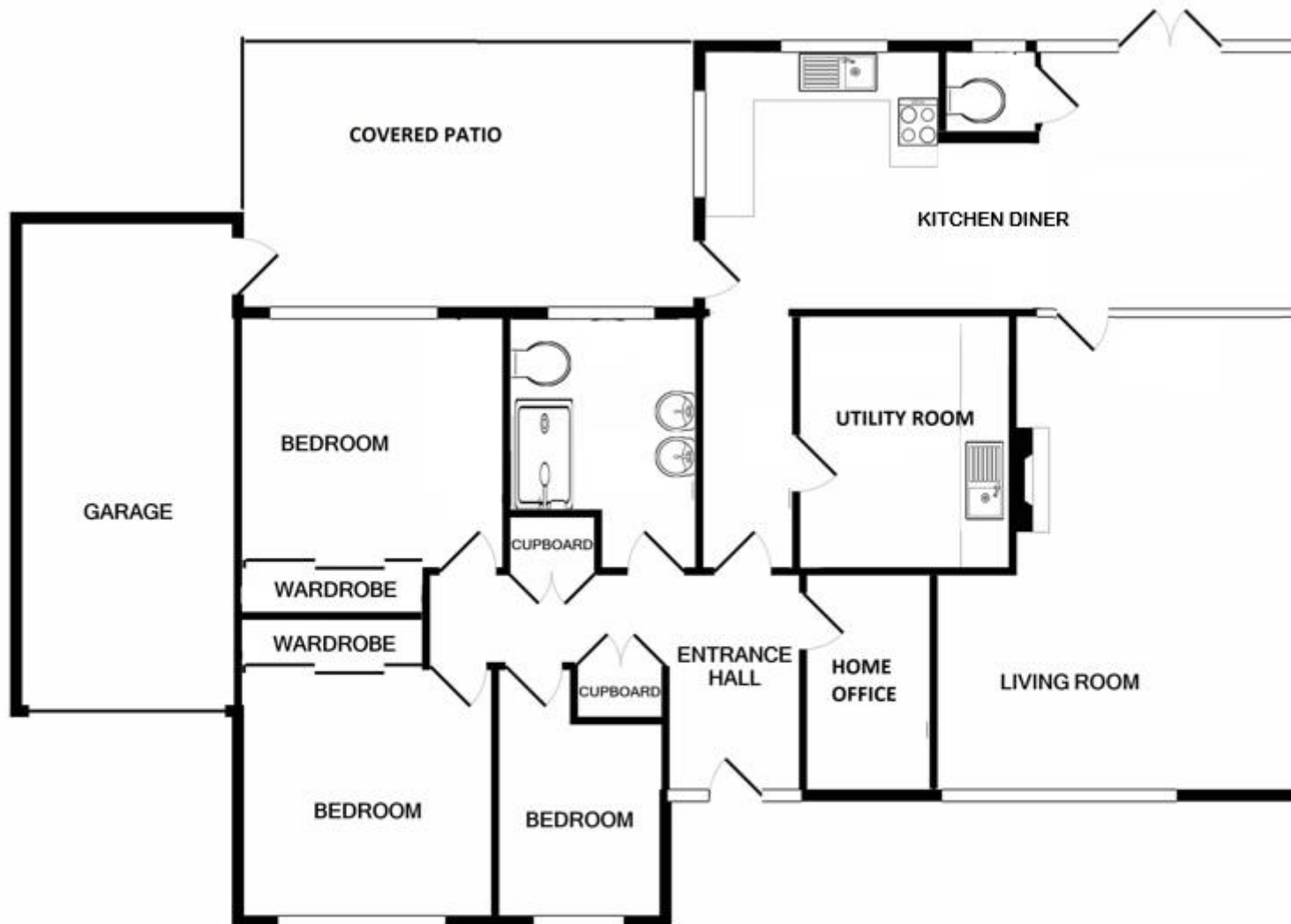
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**TOTAL APPROX. FLOOR AREA 1397 SQ.FT. (129.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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