



80 Horncastle Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6UX

£489,000

BELL



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Lincoln – 20 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

This beautifully presented bungalow offers a delightful blend of comfort and versatility. The property has been thoughtfully extended to provide a spacious living environment, featuring three well-proportioned bedrooms, a bright conservatory, and three inviting reception rooms. The interior caters to a variety of lifestyles, making it an ideal home for anyone seeking a peaceful retreat. The south-facing garden is a particular highlight, providing a lovely outdoor space to enjoy the sunshine and relax in a tranquil setting. Additionally, the property boasts ample parking and a detached garage at the rear. Situated with easy access of the village's shopping, social, and educational facilities, this bungalow is perfectly positioned to take advantage of all that Woodhall Spa has to offer. With its attractive surroundings and well-thought-out layout, this property presents an excellent opportunity for those looking to settle in a sought-after Lincolnshire location.



Accommodation

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

Reception Hall

A spacious hallway with coved ceiling, two radiators, built in full height double cloaks cupboard and door to:



Breakfast Kitchen 11' 5" x 11' 2" (3.35m x 3.35m)

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 space and plumbing for dishwasher. There is a four-ring gas hob, electric waist height double oven, wall mounted cupboards above with downlighting and filter hood over the hob. There is coved ceiling, tiled flooring, radiator, power points, archway to dining room and sliding door to:

Utility Room 8' 11" x 4' 9" (2.72m x 1.45m)

With fitted worksurface to one wall over base units and space with plumbing for washing machine. There is cupboard housing central heating boiler and full height larder cupboard. There is tiled flooring, power points and uPVC door to the rear garden.

Dining Room 11' 2" x 9' (2.44m x 1.22m)

Overlooking the rear garden through sliding patio door to the rear garden and having coved ceiling, radiator, power points, glazed panel double doors lounge and door to:

Family Room 20' 4" x 9' 8" (6.1m x 2.74m)

A thoughtfully designed extension to the property providing two living spaces comprising:

Front Room 8' 9" x 9' 8" (2.66m x 2.94m)

With front aspect, radiator and power points and opens to:

Rear Room 11' 0" x 9' 8" (3.35m x 2.94m)

A south facing room to the rear and having, Velux window, oak wooden flooring, radiator power points and door to:

Conservatory 9' 2" x 9' 2" (2.74m x 2.74m)

With south facing views over the rear garden and having tiled flooring and ceiling fan light.

Living Room 14' 10" x 12' 4" (4.27m x 3.66m)

With bow window to front aspect and having wood burning stove set to tiled surround with granite hearth. There are coved ceilings, radiator and power points.

Shower Room

With a white suite comprising corner shower cubicle, pedestal wash hand basin and a low-level WC. There is tiled flooring and a heated towel rail.





Bedroom 1 13' 2" x 11' (3.96m x 3.35m) including fitted wardrobes

With views over the front garden and having full height double wardrobe with sliding mirrored doors, coved ceiling, radiator and power points.

Bedroom 2 12' 2" x 11' 3" (3.66m x 3.35m) including fitted wardrobes

Overlooking the rear garden and having full height fitted double wardrobe with sliding doors, coved ceiling, radiator and power points.

Bedroom 3 9' 10" x 7' 6" (2.74m x 2.13m)

With front aspect and having coved ceiling, radiator and power points.

Bathroom

With a white suite comprising bath with full height tiled walls, pedestal wash hand basin and a low-level WC. There is tiled flooring, radiator, wall hung mirror and chrome towel rail.

Outside

The property is approached over a graveled driveway providing off street parking. The remaining front garden with its mature laurel hedging is laid to lawn to a wide variety of ornamental shrubs to borders. The enclosed south facing rear garden has a raised paved terrace providing excellent outside entertaining area with the remaining garden laid to lawn having colorful mature shrubs to borders. A shared driveway leads along the western side of the property to the rear and provides further parking and **Detached Garage** with up and over door, power, lighting and service door to the side.



East Lindsey District Council – Tax band: D
EPC Rating – C All Mains Services

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
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Brochure prepared 16.05.2026





(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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