



3 Clinton Way  
Woodhall Spa, Lincoln, Lincolnshire LN10 6QW

£350,000  
NO ONWARD CHAIN





## 3 Clinton Way

Woodhall Spa, Lincolnshire LN10 6QW

Lincoln – 18 miles  
 Grantham – 31 miles with East Coast rail link to London  
 Boston – 18 miles

(Distances are approximate)

A detached bungalow pleasantly situated to an attractive Cul-De-Sac providing a deceptively wide range of spacious accommodation including two double bedrooms, two reception rooms, breakfast kitchen and conservatory. Internally the property is further enhanced by en-suite to main bedroom, utility and separate WC. outside there is off street parking, integral garage and rear gardens offering excellent privacy. The shopping and social facilities of this most sought-after Lincolnshire village are all within reasonable walking distance and many appealing countryside walks including The Viking Way and the Water Rail Cycle Path following The River Witham. A viewing is highly recommended to fully appreciate the size and 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.

### Accommodation

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

### Reception Hall

With coved ceiling, radiator, power points and door to:

### Breakfast Kitchen 14' 9" x 11' 3" (4.49m x 3.43m)

With views over the rear garden and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including integral dishwasher. There is a four-ring electric hob, electric double oven, wall mounted cupboards above with down lighting and filter hood over the hob.





There is a deep built-in airing cupboard, tiled flooring, covered ceiling, power points, ceiling fan light and door to:

**Utility Room 10' 0" x 6' 0" (3.05m x 1.83m) extending to 9' 3" (2.82m)**

Overlooking the rear garden and having fitted units comprising stainless steel sink drainer inset to work surface over base units including space and plumbing for washing machine. There are wall mounted cupboards above, tiled flooring, covered ceiling, power points, door to side of property, door to inner lobby and door to:

**Cloakroom 5' 8" x 2' 9" (1.73m x 0.84m)**

With a low-level WC, wash hand basin, covered ceiling, tiled flooring and radiator.

**Inner Lobby 5' 7" x 3' 6" (1.70m x 1.07m)**

With shelving to one side, covered ceiling, tiled flooring, power points and service door to integral garage.

**Living Room 16' 10" x 16' 1" (5.13m x 4.90m)**

With bow window to front aspect and having gas coal effect fire set to decorative surround, ceiling rose, radiator and power points.

**Dining Room 14' 8" x 13' 8" (4.47m x 4.16m)**

With rear aspect and having covered ceiling, radiator, power points and sliding door to:

**Garden Room 11' 2" x 10' 6" (3.40m x 3.20m)**

Overlooking the rear garden and having power points and uPVC to paved patio and rear garden.

**Main Bedroom 12' 8" x 10' 9" (3.86m x 3.27m)**

With rear garden views and having covered ceiling, radiator, power points, door to walk-in wardrobe and door to **En-Suite 8' 11" x 5' 7" (2.72m x 1.70m)** being fully wall tiled and having a suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is covered ceiling, wall mounted vanity unit and radiator. **Walk-in Wardrobe 5' 7" x 3' 2" (1.70m x 0.96m)** with cloak hooks, shelving and lighting.

**Bedroom 2**

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

**Bathroom 9' 8" x 6' 7" (2.94m x 2.01m)**

Being fully wall tiled and having a white suite comprising paneled bath, tiled shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is covered ceiling, shaver point and a heated towel rail.





### Outside

The property is approached over a block paved driveway providing off street parking and leads to **Integral Garage 18' 11" x 9' 3" (5.76m x 2.82m)** with electric up and over door, power, lighting and door into property. The remaining front garden is laid to lawn having block paved path leading to main entrance door with storm porch over. A path leads down the side of the property through an iron gate passing a further entrance door with storm porch over. The enclosed rear garden is predominantly laid to lawn with a variety of decorative shrubs to graveled borders. There is a timber summer house and timber garden shed.

**East Lindsey District Council – Tax band: D**

**EPC Rating: C**

**Owned Solar Panels**

**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.

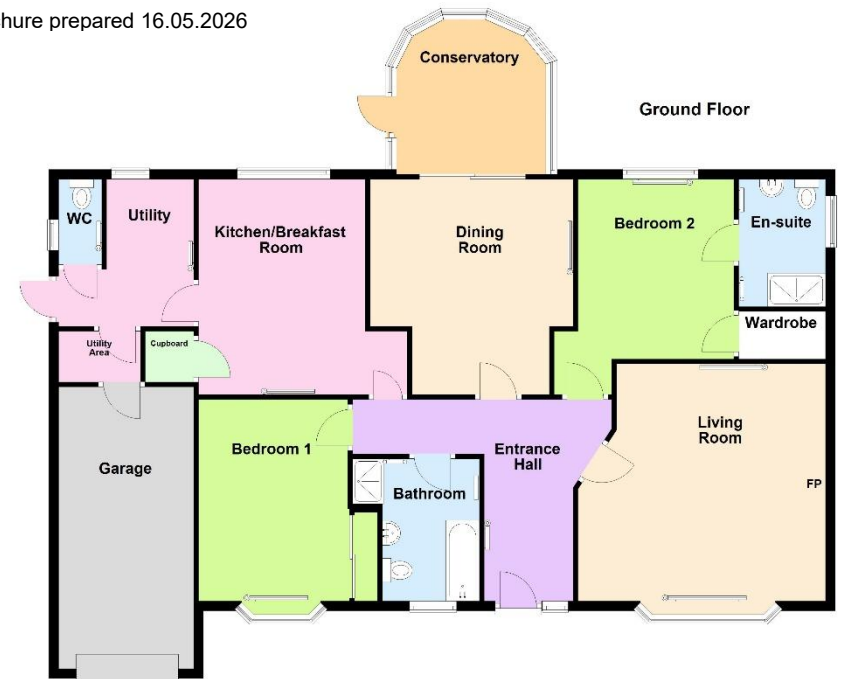
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