



3 Wentworth Way
Woodhall Spa, Lincoln, Lincolnshire LN10 6PG

£465,000

BELL



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Lincoln – 18 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

Discreetly tucked away to a Cul-De-Sac location within the ever-popular Viking Park stands this well presented four bedroom detached house. Internally the property is further enhanced by two reception rooms, ensuite to main bedroom and utility room off the kitchen. Outside the property has ample off-street parking, double garage and enclosed gardens. The shopping, social and educational 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 is gained through a uPVC door leading into:

Reception Hall

With staircase to the first floor and having luxury vinyl tiled flooring, radiator, power points and glazed panel doors to kitchen and to:

Lounge 17' 10" x 13' 0" (5.43m x 3.96m)

With bay window to the front and having cast iron wood burner set to decorative surround, coved ceiling, engineered wooden flooring, radiator, power points and glazed panel double doors to:



Dining Room 11' 10" x 10' 2" (3.60m x 3.10m)

Overlooking the rear garden through sliding patio door and having coved ceiling, engineered wooden flooring, radiator, power points and door to:

Kitchen 11' 10" x 9' 10" (3.60m x 2.99m)

Overlooking the rear garden and having a range of fitted units comprising sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is a four-ring gas hob, electric double oven, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, coved ceiling, radiator, ceiling spotlights, power points, glazed panel door returning to reception hall and door to:

Utility Room 9' 0" x 8' 5" (2.74m x 2.56m)

With garden aspect and having fitted units comprising sink drainer inset to worksurface over base units including space and plumbing for washing machine and tumble dryer and deep larder cupboard with shelving. There are coved ceilings, radiator, wood effect flooring, power points, uPVC door to side of property and door to:

Cloakroom

With low-level WC, 'bowl' wash hand basin, coved ceiling, wood effect flooring, radiator and coved ceiling.

First Floor

Landing

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

Bedroom 1 17' 11" x 13' 0" (5.46m x 3.96m)

With front aspect and having coved ceiling, radiator, power points and door to **En-Suite** with a stylish suite comprising shower cubicle, wash hand basin and a low-level WC. There is coved ceiling, vanity unit and extractor fan.

Bedroom 2 11' 11" x 11' 10" (3.63m x 3.60m)

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

Bedroom 3 14' 3" x 9' 1" (4.34m x 2.77m)

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





Bedroom 4 12' 0" x 9' 1" (3.65m x 2.77m) max

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

Bathroom 12' 0" x 8' 4" (3.65m x 2.54m)

With a stylish suite comprising paneled bath, shower cubicle, wash hand basin over vanity unit and a low-level WC. There is coved ceiling, wood effect flooring, shaver point and a heated towel rail.

Outside

The property is approached over a block paved double with driveway providing parking and leads to **Double Garage**, with two up and over doors, power, lighting and service door to the rear. The remaining front garden is laid with low maintenance in mind to gravel and decorative gravel. The enclosed rear garden is predominantly laid to lawn with a wide variety of mature shrubs and ornamental trees to borders. There is a paved patio area off the dining room extending to the opposite side providing an appealing 'Courtyard' type setting, ideal for outside entertaining.

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 = C

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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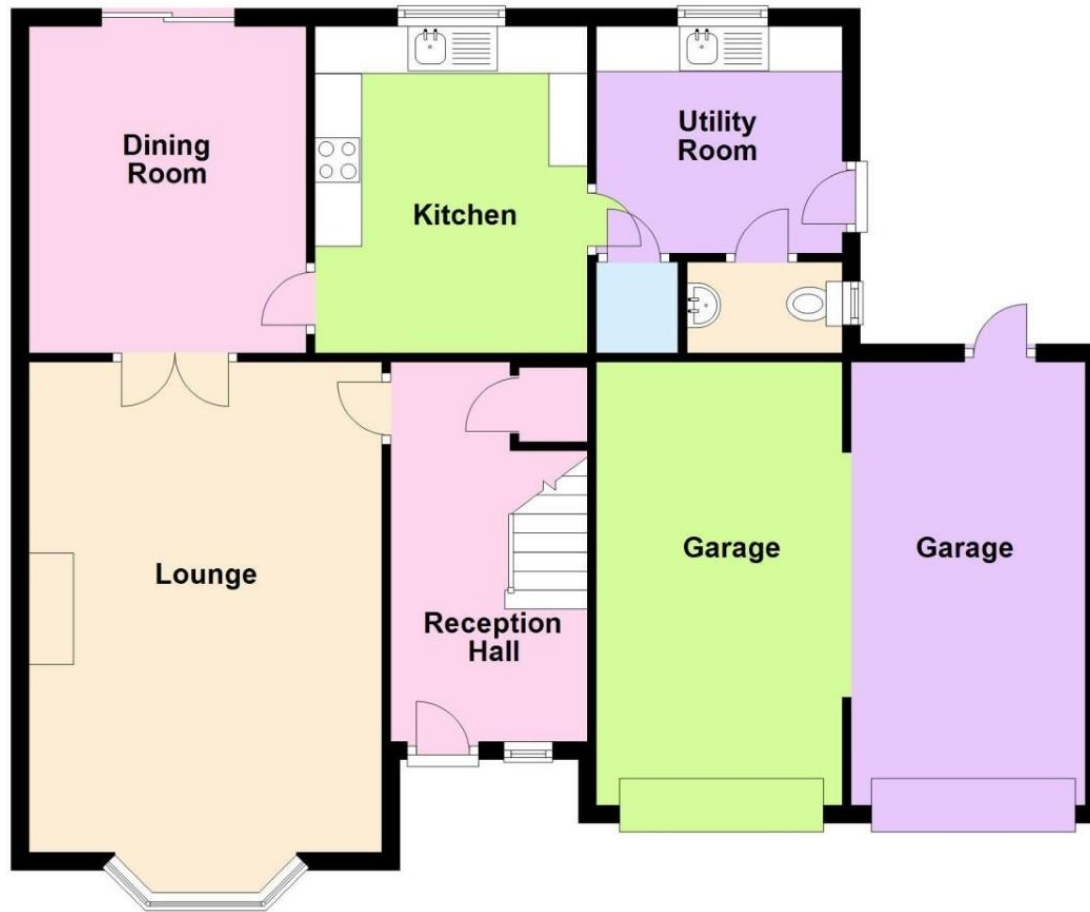
Website: <http://www.robert-bell.org>

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Ground Floor



First Floor



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