



5 Brookside Place

Woodhall Spa, Lincoln, Lincolnshire LN10 6AD

£450,000

**BELL**  
ROBERT BELL & COMPANY



## 5 Brookside Place Woodhall Spa, Lincolnshire LN10 6AD

Lincoln – 19 miles

Metheringham Railway Station – 9 miles (with direct link to Lincoln)

Grantham – 31 miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)

An exceptionally well presented three bedroom detached bungalow pleasantly situated within this attractive cul-de-sac. Internally the property is enhanced by kitchen diner, sitting room, en-suite to main bedroom and bedroom three having patio door to the gardens. Outside the property enjoys attractive gardens, courtyard patio, parking and detached garage. The shopping and social facilities of this most sought-after Lincolnshire village are within easy walking distance. A viewing is highly recommended to fully appreciate the standard of fitment and location 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

**Deep Storm Porch** with a glazed panel door into:

**Reception Hall** a spacious central hallway with built-in airing cupboard, coved ceiling, Harmony LVT honey oak flooring, radiator, power points and doors to:

**Cloakroom** with a low-level WC, pedestal wash hand basin, Harmony LVT honey oak flooring, coved ceiling and radiator.





**Sitting Room** 17'8" x 11'4" (5.38m x 3.45m) a dual aspect room including patio doors to the rear garden and having coved ceiling, radiator, gas fire point, Harmony LVT honey oak flooring, TV point and power points.

**Dining Kitchen** 14' x 11'4" (4.26m x 3.45m) overlooking the courtyard and having a range of stylish fitted units comprising one and a half sink drainer inset to work surface over base units, integral dishwasher, four ring gas hob with filter hood over, electric double oven and wall mounted cupboards above. There is coving, ceiling spot lights, Harmony LVT dark walnut grey flooring, radiator, power points and door to:

**Utility Room** 10'4" x 5'11" (3.15m x 1.80m) with side aspect and having stainless steel sink drainer inset to work surface over base units, space and plumbing for washing machine, Harmony LVT dark walnut grey flooring, radiator and power points. Glazed panel door to the courtyard area of the garden.

**Bedroom 1** 15'10" x 11'1" (4.82m x 3.38m) with front aspect; and having coved ceiling, radiator and power points. Door to **En-Suite**, with a white suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC, heated towel rail, Harmony LVT honey oak flooring, extractor fan and shaver point.

**Bedroom 2** 12'11" x 12'6" (3.93m x 3.81m) a dual aspect room having built-in wardrobe, coved ceiling, radiator and power points.

**Bedroom 3** 10'2" x 8'6" (3.10m x 2.59m) currently used as a dining room with patio doors overlooking the gardens and having coved ceiling, radiator, Harmony LVT honey oak flooring, and power points.

**Bathroom** with a white suite comprising paneled bath, pedestal wash hand basin and a low-level WC, coved ceiling, Harmony LVT honey oak flooring, ceiling spot lights, heated towel rail, extractor fan and shaver point.

**OUTSIDE**

The property is approached over a block paved driveway providing parking and access to **Garage** with electric up and over Georgian style door, power and lighting. The garden is in two sections, a paved courtyard off the utility room and gardens to the side thoughtfully landscaped to decorative shingle having raised flower bed, recently added **Greenhouse** 8' 0" x 6' 0" (2.44m x 1.83m) and **Timber Garden Store** 8' 0" x 6' 0" (2.44m x 1.83m). There is outside lighting and water tap.



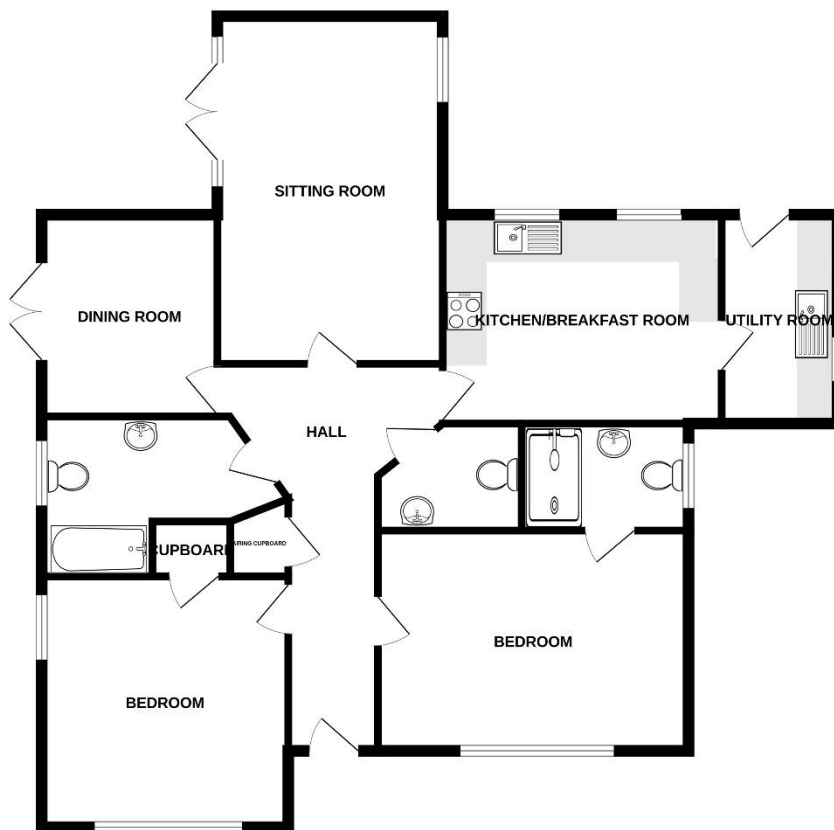
GROUND FLOOR  
1145 sq.ft. (106.4 sq.m.) approx.

**East Lindsey District  
Council - Tax band: D  
ENERGY  
PERFORMANCE  
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  
Tel: 01526 353333  
Email: woodhallspa@robert-bell.org;  
Website: <http://www.robert-bell.org>

Brochure prepared 15.07.2025



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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