

191 Witham Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6QX

Offers Over £400,000

BELL







191 Witham Road

Woodhall Spa, Lincolnshire LN10 6QX

Lincoln – 17 miles
Grantham – 31 miles with East Coast rail link to London
Boston – 18 miles

(Distances are approximate)

Discreetly 'tucked away' and set well back from the passing road stands this appealing four bedroom detached Victorian family home. Internally the property is enhanced by two principal reception rooms, large conservatory complemented by high ceilings throughout, feature fireplaces and spiral staircase. Outside, the property enjoys lawned gardens to the south and western side, ample parking for many vehicles and integral garage with home office/workshop. The property, which benefits from solar panels (contributing to an EPC – C rating) has been updated and modernised by the current vendors. The shopping, social and educational facilities of this most sought-after Lincolnshire village are within reasonable walking distance. A viewing is highly recommended to fully appreciate the position and appeal this property offers.

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

Entered through a uPVC double glazed door into:

Entrance Hallway

With rear aspect and having built-in bench with storage cupboard and coat/shoe storage. Wood laminate flooring, radiator, wooden door to utility and open doorway to:







Kitchen ***11' 10" x 9' 11" (3.60m x 3.02m)***
With views over the garden and having a good range of storage units to base and wall levels, including housing wall mounted boiler. There is a 1 1/2 sink and drainer to roll edge worktop, breakfast bar to side, Bosch oven and grill, hob beneath extractor canopy. There is space and connections for upright American style fridge-freezer, undercounter dishwasher, wood effect vinyl flooring and open doorway to:

Dining Room ***16' 5" x 11' 2" (5.00m x 3.40m)***
A dual aspect room including French doors to garden and having multiple power points, radiator, wood effect vinyl flooring, bench seat to former stove and open doorway to:

Living Room ***28' 3" x 13' 0" (8.60m x 3.97m)***
A superb room with feature spiral staircase and log burning stove set to open brick surround with slate hearth. There are wall lights, radiator, power points, views to garden and wide sliding doors providing excellent natural light and opens to:

Conservatory ***25' 4" x 11' 2" (7.71m x 3.40m)***
Enjoys an appealing south westerly view over the garden and having wood effect flooring, multiple power points and timber door to:

Shower Room ***11' 1" x 2' 8" (3.38m x 0.81m)***
With uPVC obscure window to side and having low-level WC, hand wash basin, shower cubicle, heated towel rail and wood effect vinyl flooring.

Utility Room ***11' 10" x 6' 10" (3.60m x 2.09m)***
Being dual aspect to the front and rear providing a good range of storage units to base and wall levels, roll edge worktop surfaces and space and connections for washing machine and dryer. There is vinyl flooring, radiator and wooden door to:

Garage ***15' 9" x 9' 6" (4.80m x 2.91m)***
With up and over door, light, power and wooden door to:

Workshop / Studio ***9' 6" x 8' 3" (2.91m x 2.51m)***
With uPVC double glazed window to side, electric heater to wall, wood laminate flooring and multiple power points.

First Floor Gallery Landing
With rear aspect, timber doors to bedroom and bathroom.

Bedroom 1 ***13' 0" x 11' 10" (3.96m x 3.60m)***
A dual aspect room having radiator and multiple power points.







Bedroom 3 ***11' 10" x 9' 11" (3.60m x 3.02m)***
With front aspect and having radiator and multiple power points.

Bathroom ***8' 8" x 6' 7" (2.64m x 2.01m)***
With obscure window to front and having low-level WC, hand wash basin to storage unit with mirror and light over, panel bath with mirrored surround and corner shower cubicle. There is wood effect flooring and radiator.

Bedroom 4 ***11' 2" x 9' 11" (3.40m x 3.02m)***
With side aspect and having radiator and multiple power points.

Bedroom 2 ***11' 10" x 9' 11" (3.60m x 3.02m)***
A dual aspect room providing views over the garden to the south and west. There is a radiator and multiple power points.

Outside
The property is approached through vehicle gates to a large, gravelled parking space for multiple vehicles. The gardens sweep from here around the house, with gravel leading immediately to the beginning of the lawn and a seating area outside the Dining Room French doors, which benefits from a high-amp electricity supply for any buyers wanting a hot tub, sauna etc. The area extends to a timber decked seating space, beyond which stands a timber Summerhouse having its own electric distribution board and various outdoor sockets. The garden wraps round to a further patio seating area by the Conservatory overlooking a mature willow tree, then on to the far side and rear of the garage, where there is a side gravelled storage space, home to two large metal stores and a wooden shed, gated off from the drive. The entirety of the outside space is secure and private, ideal for children and pets. The main garden area is South-facing, maximising sun, while the trees provide shelter to the North and West.

Further Information - FREEHOLD
Mains electric, gas and water. Gas central heating. Drains to a private system (sewage treatment plant). 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 = 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.

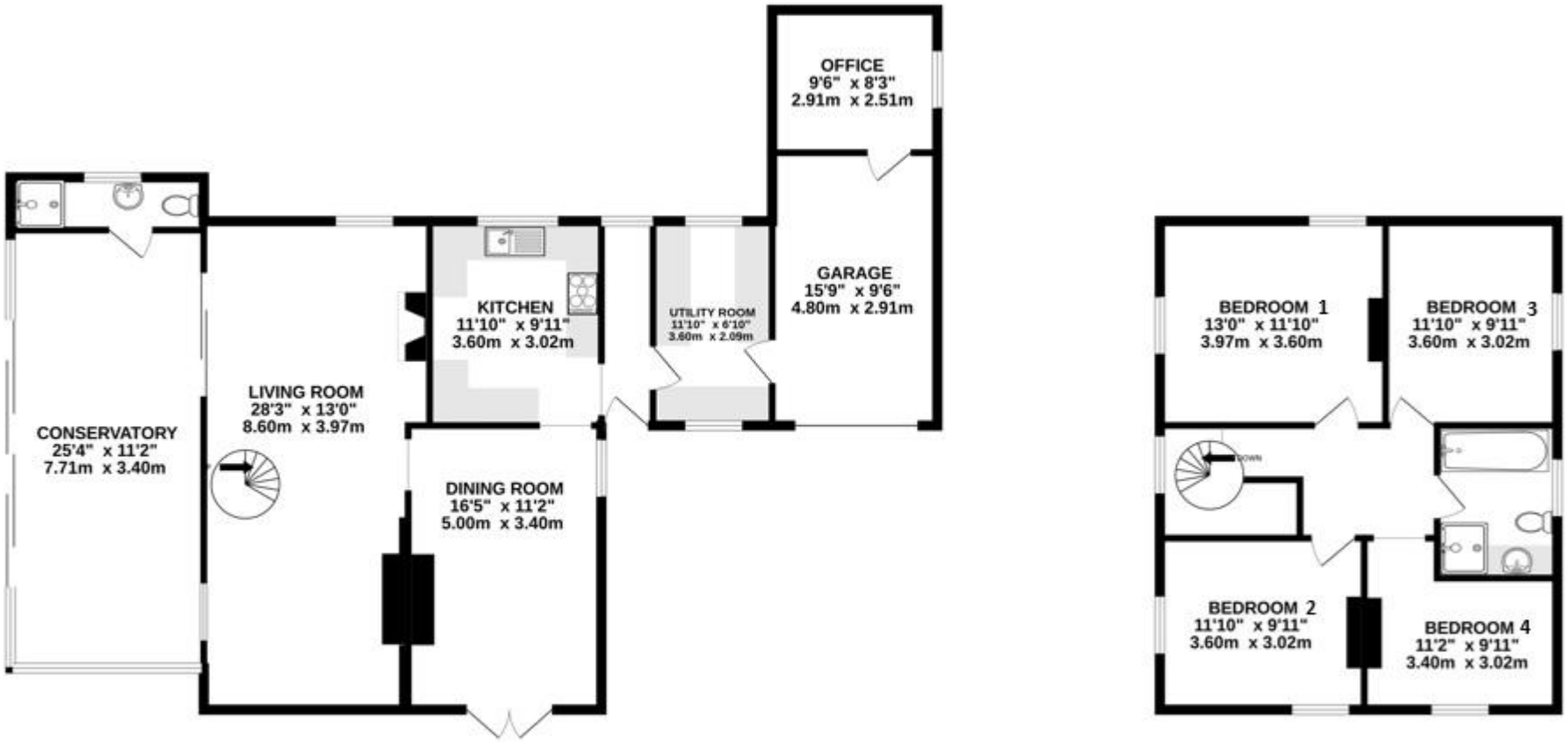
Brochure prepared 28.01.2026






GROUND FLOOR
1286 sq.ft. (119.5 sq.m.) approx.

1ST FLOOR
638 sq.ft. (59.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1924 sq.ft. (178.8 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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VIEWING: By arrangement with the agent's Woodhall Spa Office.
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