



11 Dornoch Close
Woodhall Spa, Lincoln, Lincolnshire LN10 6BE

50% Shared Ownership £97,500
LEASEHOLD NO ONWARD CHAIN

BELL



11 Dornoch Close

Woodhall Spa, Lincolnshire LN10 6BE

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

A two-bedroom semi detached bungalow pleasantly situated to the fringe of this ever-popular Viking Park. The property is for those over 55 and sold on a 50% shared basis. Internally the property provides thoughtfully designed accommodation with living room/diner off the kitchen, two bedrooms and bathroom. Outside there is off street parking and enclosed rear garden. The shopping and social facilities of this most sought-after Lincolnshire village are all within reasonable 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 uPVC door into:

Entrance Lobby

With wood effect flooring and uPVC door to:

Reception Hall

With built-in cloaks cupboard, access to roof space, radiator, power points and door to:





Living Room / Diner

Overlooking and having uPVC to the rear garden. There is an electric coal effect fire, coved ceiling, radiator, power point and door to:

Kitchen

With front aspect and having a range of fitted units comprising stainless steel sink drainer inset to work surface over base units including space and plumbing for washing machine. There is a slot-in electric cooker with four ring electric hob, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, radiator and power points.

Bedroom 1

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

Bedroom 2

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

Bathroom

With a white suite comprising paneled bath, tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator and extractor fan.

Outside

The property is approached over a block paved driveway providing off street parking. The enclosed rear garden is predominantly laid to lawn with decorative shrubs to borders and paved patio area. There is a timber garden shed and outside lighting.

East Lindsey District Council – Tax band: A
LEASEHOLD **EPC Rating: C**

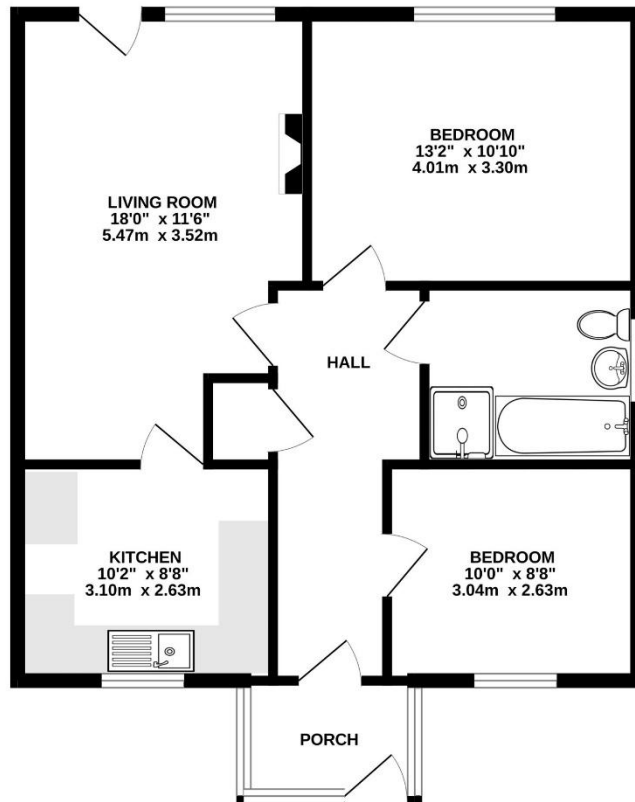
SERVICES: The agents would like to point out that the services of this property have not been checked, and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.
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 Email: woodhallspa@robert-bell.org;
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Brochure prepared 07.09.2026



GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.7 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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