

10 Hotchkin Gardens

Woodhall Spa, Lincoln, Lincolnshire LN10 6AQ

£220,000

NO ONWARD CHAIN

BELL







10 Hotchkin Gardens

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Lincoln – 19 miles
Grantham – 31 miles with East Coast rail link to London
Boston – 17 miles

(Distances are approximate)

£3000 MANAGEMENT/SERVICE CHARGES PAID BY THE VENDOR ON COMPLETION

10 Hotchkin Gardens is a one-bedroom, semi-detached bungalow; recently built to an exclusively over 55s development. Providing thoughtfully designed accommodation, the property enjoys a stylish kitchen and shower room, a large double bedroom with wardrobe storage space and a dual-aspect lounge. Driveway parking is on hand at the front, with a south-facing garden to the rear boasting a shed with power connected. The property benefits from solar panels.

Hothckin Gardens is a recently completed development with on-site facilities including 'The Pavilion' an ideal meeting room for neighbours with kitchen facilities, sensory garden, outside recreation area and further open green space. The many shopping and social facilities of this most sought-after Lincolnshire village are all within easy walking distance. A viewing of this property is highly recommended to fully appreciate the standard of fitment 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 is gateway to the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.





Accommodation
Entered into the side, through composite double glazed obscure door to:

Reception Hallway
With tile effect flooring, electric heater, loft access hatch and wooden doors to accommodation including:

Kitchen
With uPVC double glazed window to front and having sink and drainer to roll edge worktop and storage units to base and wall levels. There is a Beko oven and four ring induction hob, integrated fridge-freezer and plumbing installed for a washing machine. There is wood effect flooring, electric heater, multiple power points and wooden door to storage space.

Bathroom
With low-level WC, hand wash basin to storage unit, shower cubicle with tiled surround, heated towel rail and tiled to walls and floor.

Bedroom
With uPVC double glazed window to rear and having electric heater, mirror fronted wardrobe unit and multiple power points.

Lounge
With uPVC double glazed window to front, French doors to rear, tv point, multiple power points and electric heater.

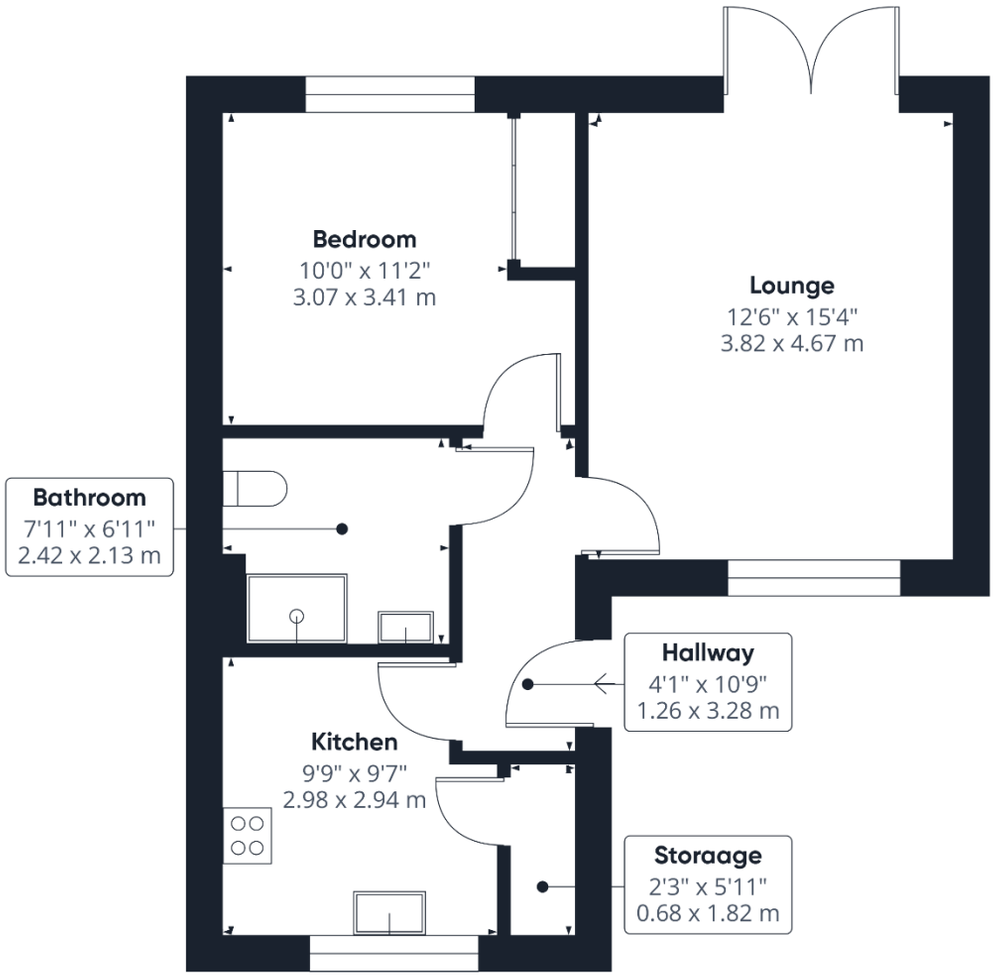
Outside
Having brick paved driveway to the front, with path leading to the door and through the front lawn to the side gate. The garden is laid to lawn with paved path running to **Timber Shed**, with power connected; the boundaries being fenced to ensure a child and pet friendly, secure space.

East Lindsey District Council – Tax band: B
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.
Tel: 01526 353333
Email: woodhallspa@robert-bell.org;
Website: http://www.robert-bell.org

Brochure prepared 21.10.2025



Approximate total area(1)

537 ft²

49.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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