

1 Alexandra Road

Woodhall Spa, Lincoln, Lincolnshire LN10 6RE

£540,000

BELL







1 Alexandra Road

Woodhall Spa, Lincolnshire LN10 6RE

Lincoln – 18 miles
Grantham – 32 miles with East Coast rail link to London
Boston – 17 miles

(Distances are approximate)

This outstanding three double bedroom detached bungalow has been thoughtfully and significantly upgraded to provide a superb home. Internally the property with underfloor heating throughout and flexible accommodation is enhanced by its striking living kitchen having stylish fitted units and bi-folding doors opening to the rear. Outside, the gardens are designed with low maintenance in mind including enclosed courtyard off the living kitchen, integral garage currently used as a workshop/hobby room with bi-folding doors also to the courtyard and ample parking for several vehicles. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the standard of presentation and accommodation 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

Entrance into the property is gained through a composite door to:







Reception Hall ***11' 3" x 5' 8" (3.43m x 1.73m)***
With wood effect flooring, skylight providing excellent natural light, power points. Service door to garage, open doorway to living kitchen and door to:

Walk-In Cloaks Cupboard
With cloak hooks to two walls, automatic light and power points.

Living Kitchen ***32' 0" x 14' 4" (9.75m x 4.37m) narrowing to 9' 10" (2.99m)***
A striking room ideal for everyday living and formal entertaining.

The Kitchen Area has a wide range of stylish units comprising one and a half sink drainer inset to worksurface over base units, further worksurface on two sides over base units including integral fridge, freezer and larder cupboard to one end. There is a four-ring induction hob, electric waist height oven and microwave oven, wall mounted cupboards above with down lighting and filter hood over the hob.

The Living Area has a pitched ceiling with solar powered Velux window and blackout blinds, and bi folding doors to the rear courtyard. There are ceiling spotlights, power points, wall lighting and door to:

Inner Hall
With access to roof space, ceiling spotlights, walk-in airing cupboard and door to:

Bedroom 1 ***12' 1" x 10' 7" (3.68m x 3.22m)***
Overlooking the front garden and having power points and door to **En-Suite** with a stylish suite comprising corner shower cubicle, wash hand basin over vanity unit and a low-level WC. There is a heated towel rail and ceiling spotlights.

Bedroom 2 ***18' 7" x 10' 1" (5.66m x 3.07m) max***
The main bedroom area has views over the front garden having power points and open to dressing area, having full-height fitted wardrobe with sliding mirrored doors, power points and ceiling spotlights.

Bedroom 3 ***18' 5" x 10' 2" (5.61m x 3.10m)***
Currently used as a home office and having full height fitted wardrobe with sliding mirrored door, access to roof space and power points.







Shower Room ***7' 7" x 6' 0" (2.31m x 1.83m)***
Being fully wall tiled and having shower cubicle, wash hand basin over vanity cupboard, low level w.c. and bidet. There is a heated towel rail and ceiling spotlights.

Outside
The property is approached over a shingle driveway providing turning area, parking for several vehicles and leads to **Integral Garage** ***15' 10" x 9' 11" (4.82m x 3.02m)*** with electric roller door, fitted work bench over storage cupboards, shelving, stainless steel sink to opposite side over base unit and space with plumbing for washing machine. There are bi-folding doors to rear courtyard, strip lighting, power points and service door into the property. The remaining front garden is laid with low maintenance in mind to shingle having raised borders and picket fence to front border. The rear of the property is enclosed courtyard offering excellent privacy, outside lighting and power points.

Further Information

All mains' services. Gas central heating. Acoustic 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 = C
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 19.11.2026

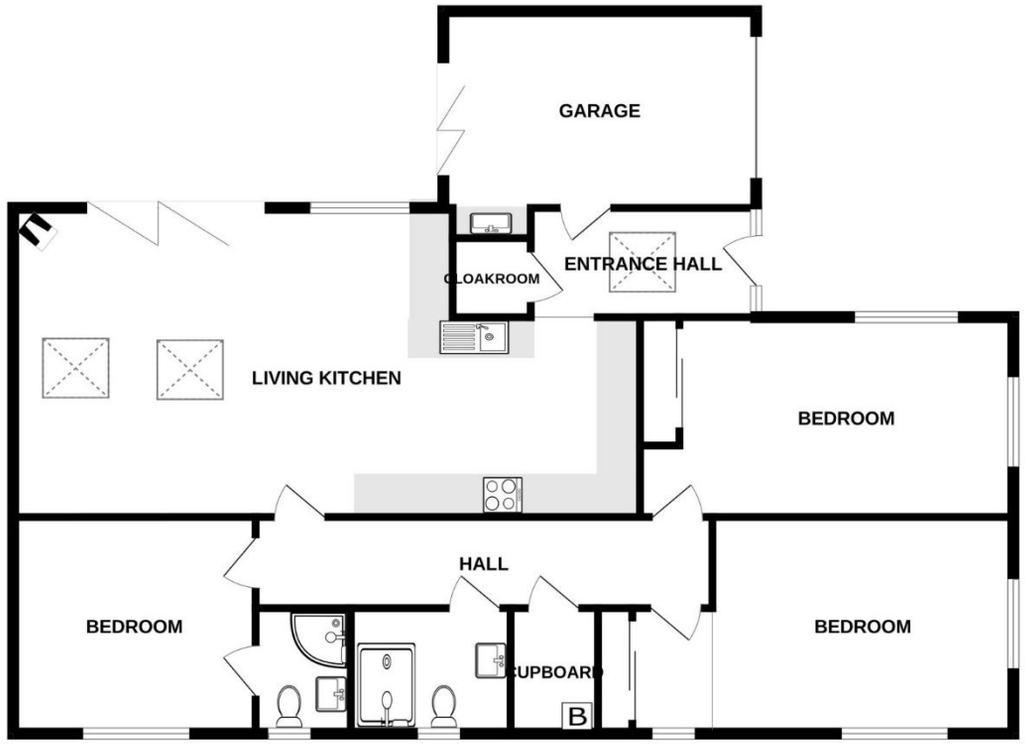








GROUND FLOOR



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.
Made with Metropix ©2026

DISCLAIMER
Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

BELL
19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org
www.robert-bell.org
RICS Regulated by RICS
OnTheMarket
MAYFAIR office.co.uk