



3 Coronation Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6QD

£475,000

BELL



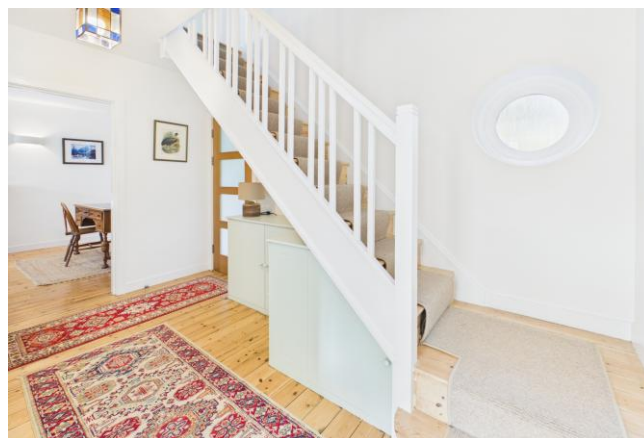
3 Coronation Road

Woodhall Spa, Lincolnshire LN10 6QD

Lincoln – 19 miles
 Grantham – 32 miles with East Coast rail link to London
 Boston – 17 miles

(Distances are approximate)

Situated to an enchanted woodland setting with views towards the historical 'Kinema in the Woods' and the 'Spa Baths' this extended and extremely well presented three bedroom semi-detached house provides a wide range of versatile living accommodation including stylish kitchen, lounge open plan with sun room and further reception room currently used as a dining room but as there is a shower room could also be used as a ground floor bedroom. Outside, the property has attractive front and enclosed rear gardens, off street parking and attached garage. 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 accommodation 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 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 double doors leading into:

Entrance Lobby

With tiled flooring, useful built shoe cupboard, power points and glazed panel timber door to:



Reception Hall

With staircase to the first floor and having exposed timber flooring, radiator, power points and door to:

Open Plan Lounge and Garden Room

A superb dual aspect room including patio doors to the rear garden.

Lounge 16' 10" x 9' 10" (5.13m x 2.99m)

With woodland views from the front and having cast iron stove set to heart with fitted bookshelf to one side. There are exposed timber floorboards, wall lights, radiator and power points. The room opens to:

Sun Room 13' 7" x 11' 2" (4.14m x 3.40m)

A naturally light filled dual aspect room with atrium roof and patio doors to the rear garden. There are exposed timber floor boards, radiator and power points.

Kitchen 12' 4" x 9' 10" (3.76m x 2.99m)

Overlooking the rear garden and having a range of fitted units comprising one and a half sink drainer inset to solid timber worksurface over base units including integral dishwasher. There is a range double oven with seven ring gas hob, wall mounted cupboards above and filter hood over the hob. There is tiled flooring, radiator, power point, door leading to side lobby and door to pantry.

Side Lobby

With built-in storage cupboard, tiled flooring, radiator, uPVC door to side of property and door to:

Dining Room 13' 8" x 12' 3" (4.16m x 3.73m)

Dual aspect radiator and power.

Shower Room

With a white suite comprising shower cubicle, wash hand basin over vanity cupboard and low-level WC. There is tiled flooring, radiator and built-in linen cupboard.

First Floor

Landing

With views towards the Kinema and having exposed timber flooring and door to:





Bedroom 1 12' 5" x 9' 10" (3.78m x 2.99m)

Overlooking the rear garden and having exposed timber flooring, radiator and power points.

Bedroom 2 10' 9" x 10' 0" (3.27m x 3.05m) excluding wardrobe space

Overlooking the rear garden and having exposed timber flooring, radiator and power points.

Bedroom 3 9' 5" x 6' 7" (2.87m x 2.01m)

With views to Kinema, exposed floorboards, radiator and power points.

Bathroom 6' 6" x 5' 6" (1.98m x 1.68m)

With a stylish white suite comprising paneled bath with shower attachment taps, wash hand basin over vanity cupboard and a low-level WC. There is tiled flooring and radiator.

Outside

Outside the property is approached over a graveled driveway providing parking and leads to **Attached Garage**, with electric roller door, power, lighting and service door to the rear. The remaining front garden is laid to a wide variety of decorative shrubs to borders. The enclosed rear garden is predominantly laid to lawn with decorative shrubs and paved patio extending to provide a three sided enclosed 'courtyard'. There is a timber garden store and outside lighting.

Further Information

All mains' services. Gas central heating. 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

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Website: <http://www.robert-bell.org>

Brochure prepared 14.10.2026

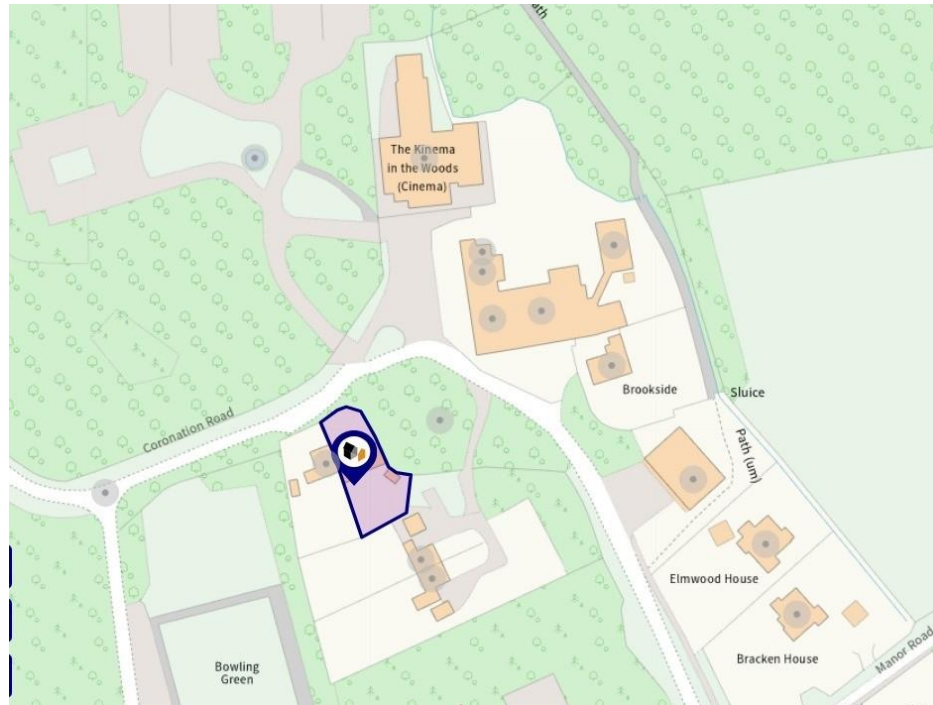




Ground Floor



First Floor



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