

90 Witham Road

Woodhall

MASONS

SINCE 1850

90 Witham Road

Woodhall Spa
LN10 6RA



No onward chain

Generous plot with a particularly large rear garden

Three-bedroom detached bungalow

Extensive driveway and garage

Modern kitchen diner, with ample of storage

Office outbuilding with potential to convert a second

Popular village location, with amenties nearby

Well-established, low-maintenance garden offering a lovely balance of seating areas and planted spaces

This attractive three-bedroom detached bungalow occupies a particularly generous plot, with the extensive gardens being a standout feature of the property. The outdoor space offers a variety of separate areas, providing ample room for entertaining and enjoying the surroundings, while appealing to buyers looking for a property with outside space. The grounds also benefit from two useful detached outbuildings, one currently arranged as an office, with a further building offering excellent versatility and potential for a range of alternative uses.

The accommodation is modern in style, with a light and welcoming feel throughout, complemented by fitted window shutters and the added benefit of owned solar panels. Further features include a separate utility room, a generous dining kitchen, single garage and a spacious driveway with convenient drive-in, drive-out access.

The property is ideally positioned for enjoying the amenities of Woodhall Spa, a popular and thriving village in the heart of Lincolnshire.

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AThe property is entered via an attractive wooden front door, opening into a particularly spacious and welcoming reception hall, which immediately sets the tone for the accommodation beyond. The hallway benefits from wood-effect flooring extending throughout, creating a consistent finish, alongside modern wooden internal doors providing access to the principal living accommodation and bedrooms. There is a good sense of space, with useful built-in storage cupboards providing valuable additional storage without compromising the available hallway area. The fourth room is currently utilised as a sewing and crafts room and is accessed from the hallway and offers further versatility to the accommodation. The entrance is complemented by a paved patio area to the front, with recessed downlighting enhancing the approach and providing an attractive welcome to the property. The reception hall offers a practical and well-considered introduction to this modern bungalow, with a natural flow through to the remainder of the accommodation.















The kitchen is fitted with an excellent range of modern wood-effect units, arranged in a practical U-shaped layout with a combination of base-level and full-height cabinetry, providing an impressive amount of storage and preparation space. The full-height cupboards offer particularly useful additional storage, while the breakfast bar creates a sociable space for informal dining and everyday use. The cabinetry is complemented by sleek, high-gloss white work surfaces, creating an attractive contrast and a smart overall finish. The work surfaces incorporate an inset Franke sink with integrated drainage furrows. Integrated appliances include a Neff oven and grill, Neff induction hob, fridge freezer and dishwasher, with the added benefit of a wine cooler, completing a well-equipped kitchen. The adjoining utility room provides further valuable storage and additional space for freestanding appliances, including extra fridge and freezer facilities, making it a particularly practical extension of the kitchen.




TEA
SUGAR
COFFEE







The dining area flows seamlessly from the kitchen, creating a generous open-plan space which lends itself perfectly to both everyday family living and entertaining. There is ample room for a substantial dining table and additional furnishings, with uPVC French doors opening directly onto the porcelain-tiled patio area, providing an attractive outlook and an easy connection to the gardens. A further uPVC side door, accessed from the kitchen, leads out onto the composite decking, offering an alternative access point to the outdoor seating areas. The dining space also benefits from modern bi-fold doors connecting through to the lounge, allowing the two reception areas to be opened up together or enjoyed separately, depending on preference. A useful cloakroom/WC is also conveniently positioned off the dining area, adding further practicality to this well-arranged home.





The lounge is an impressive and particularly spacious reception room, forming a natural continuation of the dining kitchen and creating a lovely flow between the principal living areas. The generous proportions allow for a range of furniture and seating arrangements, offering plenty of flexibility for both everyday living. A particularly attractive feature is the modern bi-fold doors connecting the two rooms, which can be opened to create a more open-plan arrangement or closed off to provide separate reception spaces when desired. This thoughtful layout allows natural light to travel between the rooms, enhancing the overall sense of space while creating a bright, welcoming and sociable environment.









Bedroom three is a well-proportioned room, comfortably accommodating a double bed while still offering space for additional bedroom furniture. Although the smallest of the three bedrooms, it remains a versatile and useful space, ideal for guests, family members or alternatively as a hobby room or dressing room.



The family bathroom has been modernised and finished to a lovely contemporary standard, comprising a generous walk-in shower with Mermaid boarding, providing a stylish and practical finish. The suite further benefits from a substantial double vanity unit with twin wash hand basins and useful built-in storage beneath, offering excellent additional storage. Recessed ceiling downlights complete the room, enhancing the modern finish and creating a smart, well-appointed bathroom.







Bedroom one is a particularly spacious principal bedroom, offering generous proportions and ample room for a double bed and additional bedroom furnishings. The room benefits from an excellent range of fitted wardrobes, providing substantial built-in storage while making efficient use of the available space and maintaining a good sense of openness throughout. A notable feature is the pleasant outlook across the extensive rear garden, offering a lovely aspect and further enhancing the appeal of this well-sized bedroom.



Bedroom two is another generously proportioned double bedroom, providing excellent versatility and comfortable accommodation. There is ample space for a double bed and additional furnishings, with the added benefit of fitted wardrobes which provide useful storage without compromising on the available floor space. The room offers a practical and well-appointed space, making it ideal for family members, guests or those requiring a comfortable second bedroom.







The outside space is a particularly impressive feature of the property, occupying a generous plot extending to approximately 0.34 acres and offering an excellent degree of privacy, with the gardens not being overlooked. Directly from the rear of the bungalow, access is provided onto a composite decking area, creating an ideal seating and entertaining space with pleasant views across the garden. Alternatively, the French doors open onto an attractive porcelain-tiled seating area, offering a further outdoor space and a lovely balance of different areas to enjoy throughout the seasons.












IT'S 5 O'CLOCK SOMEWHERE



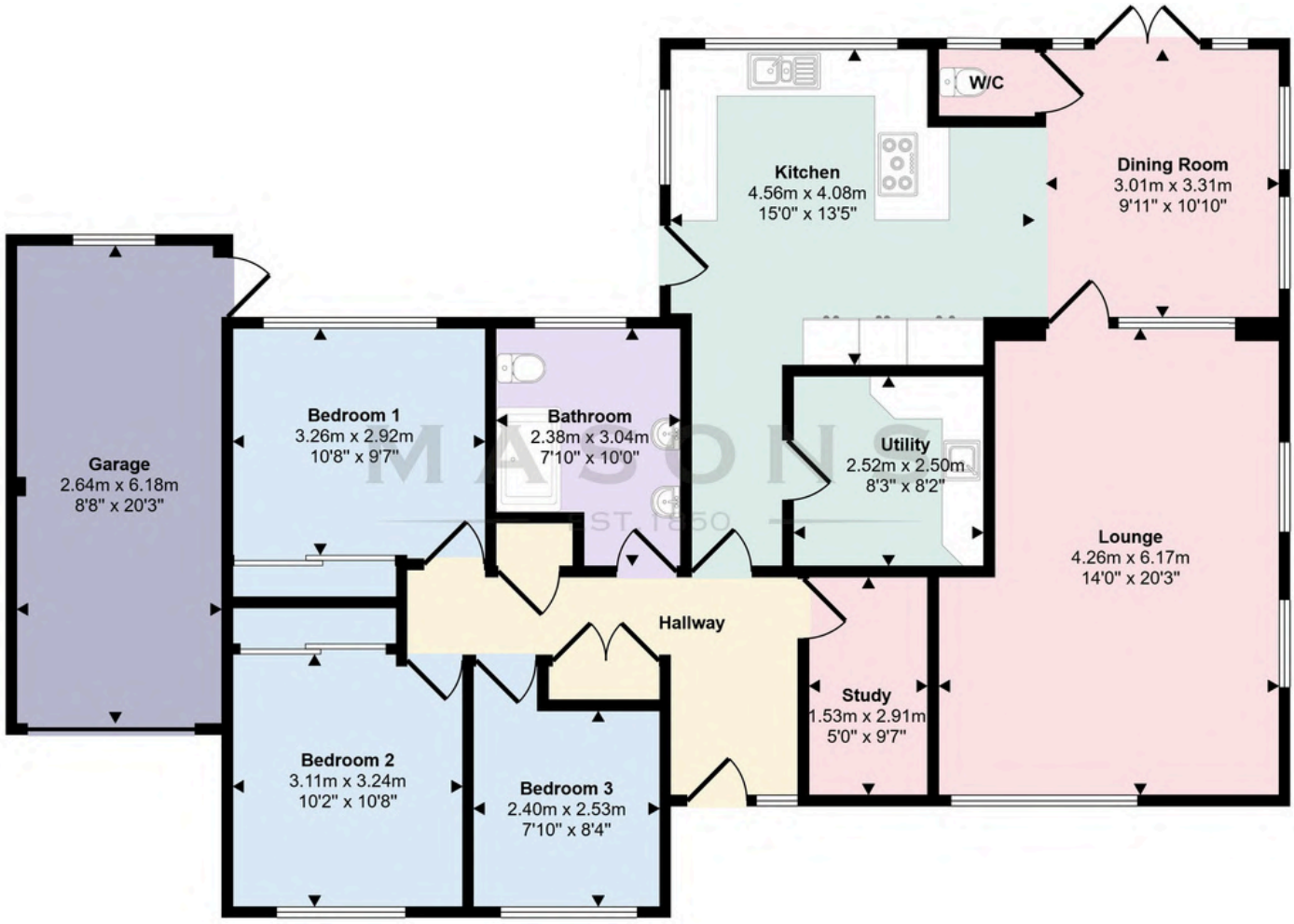






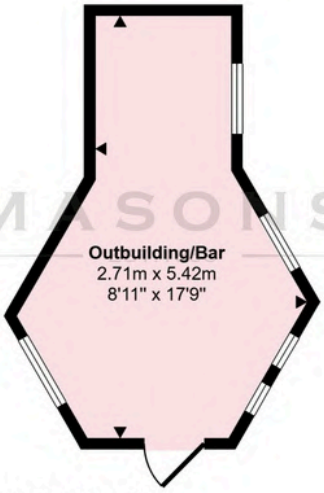
The gardens have been thoughtfully arranged to provide a variety of distinct spaces, including a dedicated hot tub area, a separate fire pit and barbecue area, alongside manageable lawned sections and established shrubs. There is also a dome-style greenhouse, adding further appeal for those with an interest in gardening. The garden continues to the far end of the plot, where two detached outbuildings provide excellent additional versatility. One is currently utilised as an office, offering an ideal space for home working, while the second presents a blank canvas with considerable potential for a variety of alternative uses. Both outbuildings benefit from an electricity supply, further enhancing their practicality.

Additional benefits include access to a single garage, providing useful storage, while the composite decking area also incorporates a timber-framed bar, available by separate negotiation. Overall, the gardens offer a wonderful combination of privacy, space and versatility, with numerous areas to relax, entertain and enjoy, making this a particularly attractive feature for buyers seeking a property with a well-utilised outside space.



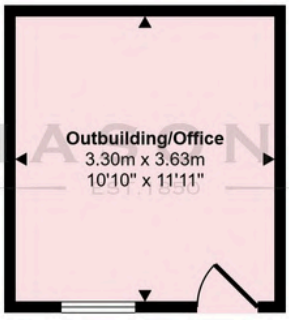
Floorplan

Approx 134 sq m / 1446 sq ft



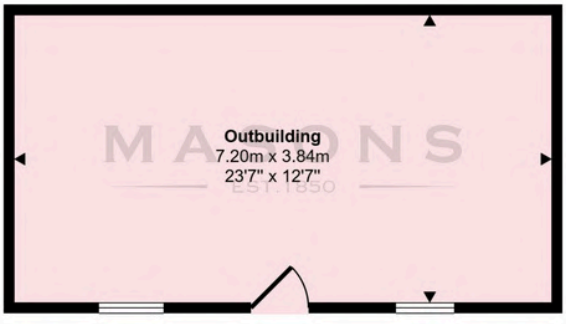
Outbuilding/Bar

Approx 13 sq m / 138 sq ft



Outbuilding/Office

Approx 12 sq m / 129 sq ft



Outbuilding

Approx 28 sq m / 298 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Woodhall Spa

Charming Village Life



Woodhall Spa is amongst the most desirable locations in Lincolnshire. It's a former spa town and has a genteel Victorian-Edwardian elegance with a delightful centre lined with small boutique shops and eateries. There's also the beautiful Petwood Hotel with a host of dining and entertainment facilities and plenty of public houses, both in the town and the surrounding villages, to choose from.



The golf courses are a great attraction with the National Golf Centre (Woodhall Spa Golf Club) being the home of English golf. The historic 'Hotchkin' course is often ranked amongst the top courses in the world and is a fine course to play. It's been an inspiration both to future champions and to golf course designers alike.

For families there are endless walks in the stunning countryside, Jubilee Park with its outdoor swimming pools, trips to the nearby coast or shopping in the historic city of Lincoln. There's even the 'Kinema In The Woods' which is an experience in itself.

Regarding public transport there are regular bus services to Lincoln and Boston and if you're wanting to go further afield trains to London from Lincoln take less than two hours.
Education is served by a Church Of England primary school and there's also a private nursery and school. Secondary schooling is provided in nearby Horncastle or Tattershall.



Overall Woodhall Spa offers a great location for either raising a family or retiring to the stunning countryside.

The Lincolnshire Wolds and The Coast

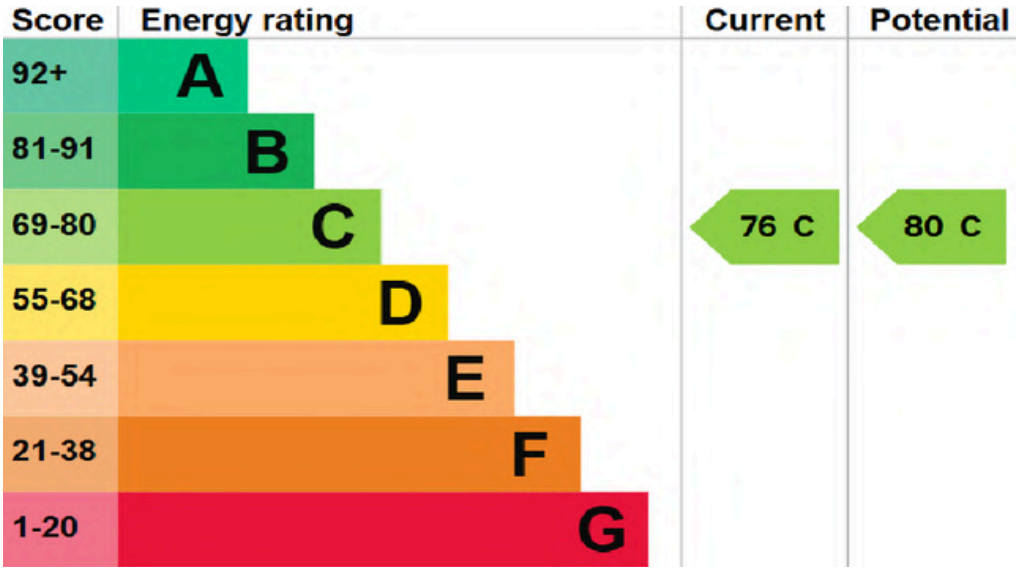


Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.



Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.The region’s natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///vast.crest.receiving

Directions

Leaving Horncastle via the A158, continue towards Woodhall Spa before turning onto the B1191, following signs for Woodhall Spa. Continue along the B1191 into the village, proceeding towards the centre and The Broadway. At the junction, continue onto Witham Road, where number 90 can be found further along on the right-hand side, identified by our Masons For Sale board.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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