



202 Witham Road
Woodhall Spa, Lincolnshire, LN10 6QX

Guide Price
£450,000

3 Bedroom Detached Bungalow

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- Approx. 1 acre plot (sts) with far-reaching countryside views
- Spacious triple-aspect living kitchen with dining and seating areas
- 3 Double bedrooms, including ground floor bedroom with en-suite
- Lounge with sliding doors to conservatory overlooking gardens
- Underfloor heating to the ground floor
- Family bathroom plus cloakroom/WC
- Large integral double garage with electric doors and internal access
- Ample driveway parking and two timber storage sheds
- Potential for additional development within the gardens (STPP)
- EPC Rating - C, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 202 Witham Road, Woodhall Spa, Lincolnshire, LN10 6QX](#)



Overview

For Sale By Modern Method of Auction - T & Cs Apply

Detached Home · Approx. 1 Acre Plot (STS) · Potential for Additional Development (STPP)

This thoughtfully designed and well-presented three bedroom detached home enjoys a prime position on the edge of Woodhall Spa, surrounded by attractive lawned gardens extending to approximately one acre (sts) with far-reaching views over open Lincolnshire countryside. Excellent shopping, social and educational facilities can be found within this most sought-after village along with many pleasing walks close by including the water railway along the River Witham.

In the agent's opinion, the size and layout of the gardens may offer potential for redevelopment or the construction of additional dwellings, subject to the relevant planning consents.



The property offers light, spacious living with a superb triple-aspect living kitchen, comfortable lounge, and a conservatory perfectly positioned to take in the gardens and countryside beyond. It extends to some 1892 sqft and with bedrooms on both ground and first floor is particularly versatile. The generous plot includes extensive parking, a large double garage, and useful timber outbuilding.

The accommodation briefly comprises; Hallway, dual aspect Lounge with sliding door to Conservatory, Living Kitchen – the Hub of the home incorporating: Kitchen area with integrated appliances and stylish fitted units, Dining area, Living area which is a comfortable family space, Utility room, ground floor Bedroom with En-Suite Shower Room. To the first floor are two further double bedrooms and family bathroom.

The property is approached via a driveway with turning space and parking for multiple vehicles, leading to a 26'5" x 17'3" integral double garage. The extensive gardens, mainly laid to lawn with mature trees and borders, enjoy open countryside views. There is a sunny rear patio with raised flower beds and two timber storage sheds.

AGENTS NOTE: We are advised by the vendor that he owns the driveway up to Witham Road but the adjacent property has right of way over it.





Witham Road, Woodhall Spa, LN10

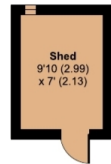
Approximate Area = 1892 sq ft / 175.7 sq m

Garage = 455 sq ft / 42.2 sq m

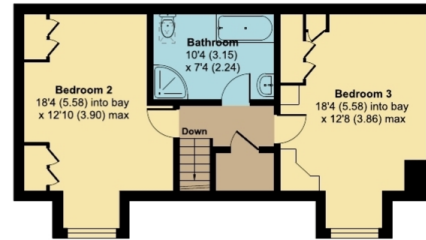
Outbuildings = 247 sq ft / 22.9 sq m

Total = 2594 sq ft / 240.8 sq m

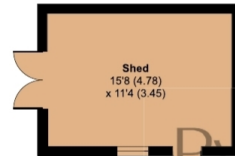
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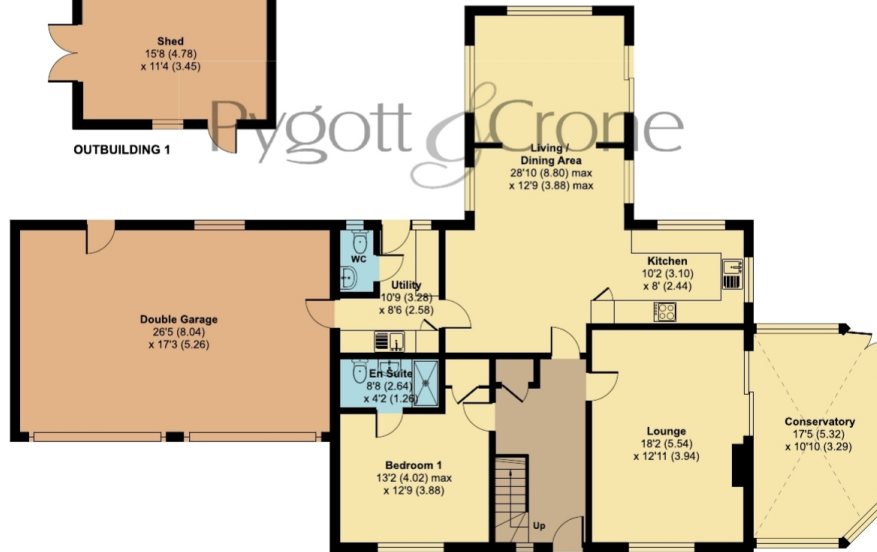
OUTBUILDING 2



FIRST FLOOR



OUTBUILDING 1



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Pygott & Crone. REF: 1336486



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall



Location



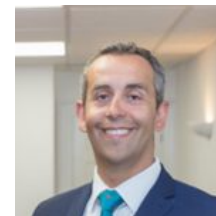
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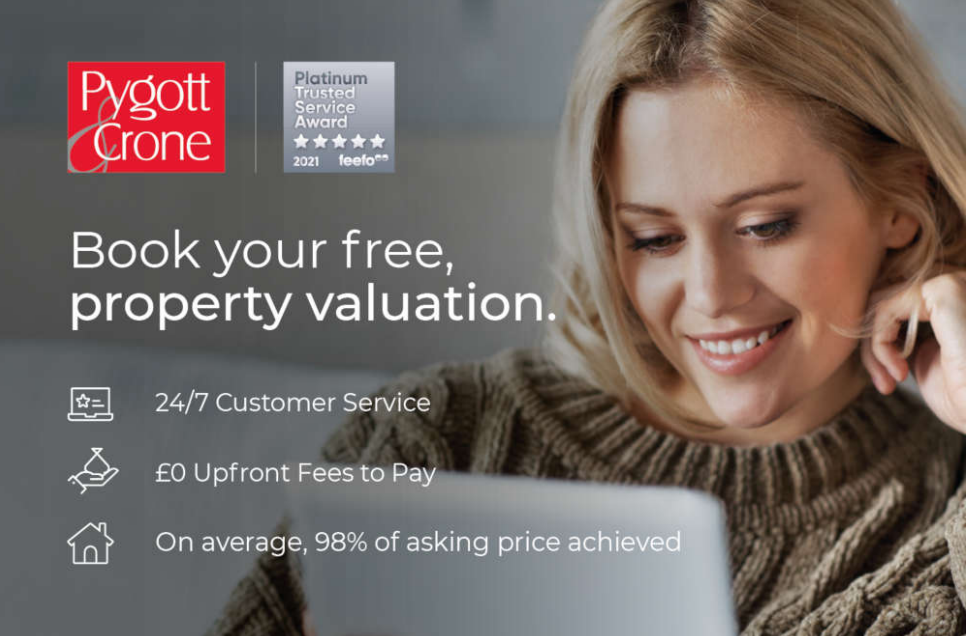
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Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.






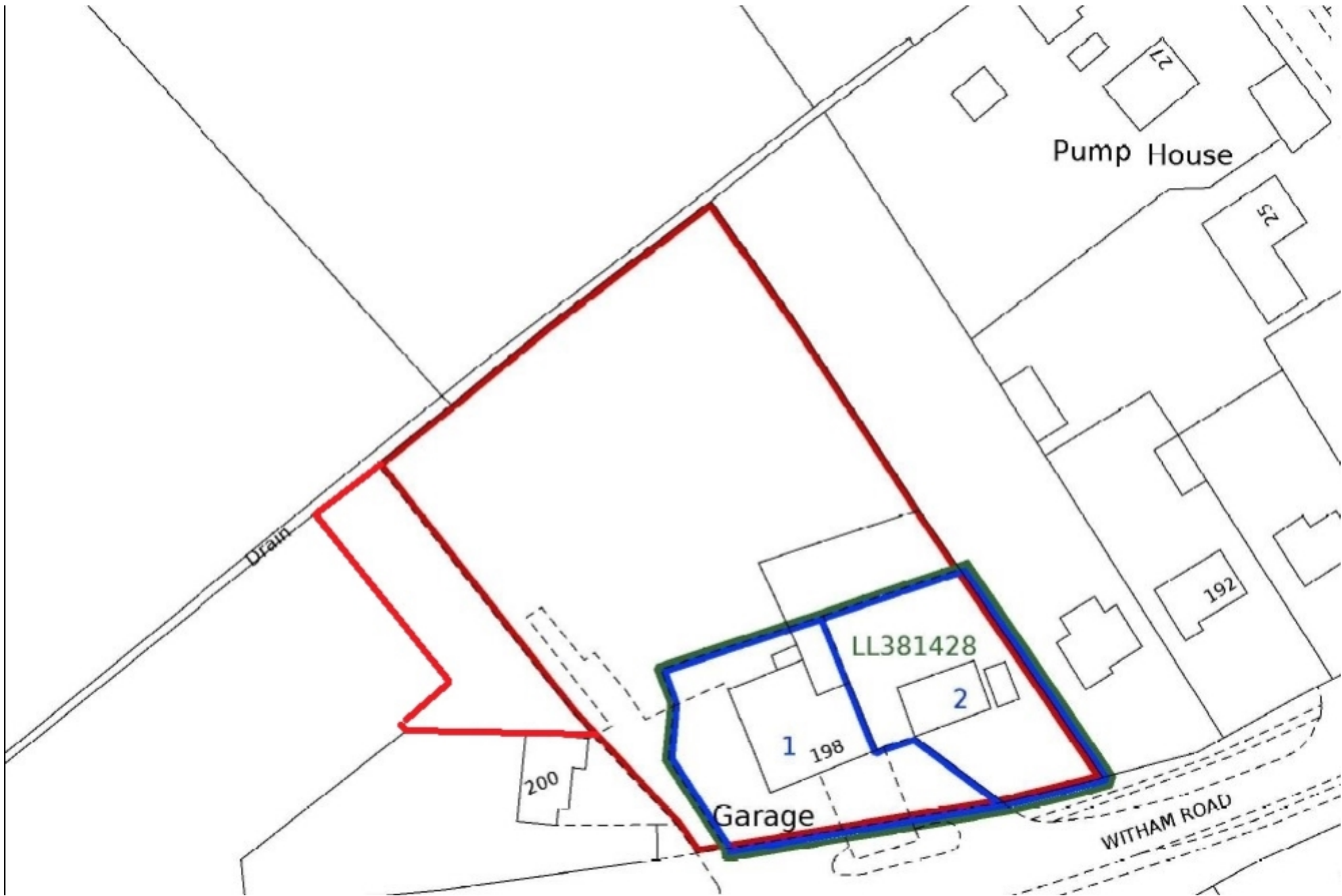




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