



12 Wentworth Way
Woodhall Spa, Lincolnshire, LN10 6PG

£299,950

2 Bedroom Detached Bungalow

- Freehold
- No Onward Chain
- Detached Bungalow
- 2 Double Bedrooms
- Garden Room To The Rear
- Private Non Overlooked Garden
- Off Road Parking & Garage
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 12 Wentworth Way, Woodhall Spa, Lincolnshire, LN10 6PG](#)



Overview

Situated in a desirable position on Wentworth Way, this attractive two-bedroom detached bungalow offers well-proportioned accommodation, excellent outside space and the considerable benefit of a detached single garage with off-road parking. The property is complemented by a private, south-facing garden and a useful garden room adjoining the lounge, providing an ideal additional space for hobbies, home working or simply enjoying the garden.



The accommodation is approached via an entrance hall which provides access to the principal rooms. The spacious lounge is a particularly appealing feature, offering plenty of natural light and a bay window overlooking the front, together with direct access to the garden room. The garden room creates a versatile extension of the living space and enjoys views towards the rear garden. The kitchen is well proportioned and provides ample room for a range of wall and base units together with space for the usual appliances. There are two good-sized bedrooms. A shower room completes the internal accommodation.

Outside, the property benefits from gardens to both the front and rear. The private south-facing rear garden is a real highlight, providing an excellent space for outdoor dining, gardening and relaxation, while the garden room adds further versatility. There is also off-road parking and a detached single garage, providing valuable storage and parking facilities.

Offering approximately 917 sq ft of accommodation, this is an appealing detached bungalow combining comfortable single-storey living with excellent outdoor space and useful additional facilities. The property is ideally suited to those looking for a peaceful home in Woodhall Spa with the convenience of off-road parking, a garage, private gardens and flexible living accommodation.





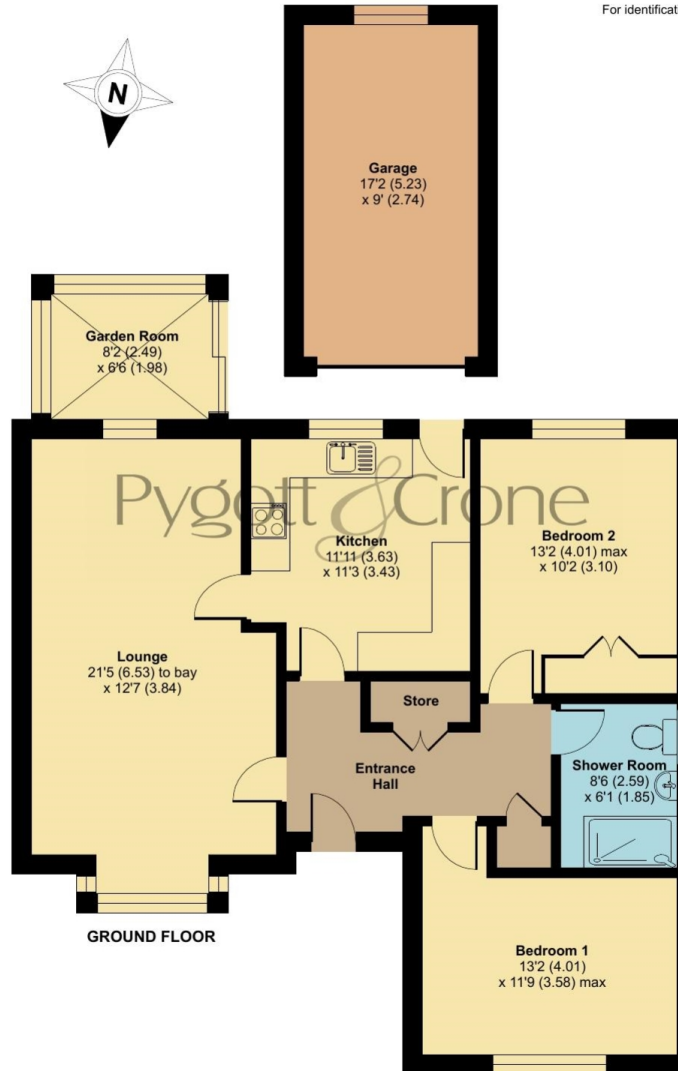
Wentworth Way, Woodhall Spa, LN10

Approximate Area = 917 sq ft / 85.1 sq m

Garage = 155 sq ft / 14.4 sq m

Total = 1072 sq ft / 99.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1503750



Location



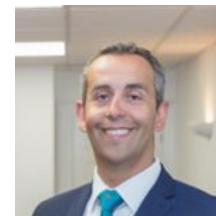
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