



37b Tattershall Road, Woodhall Spa, LN10 6TR



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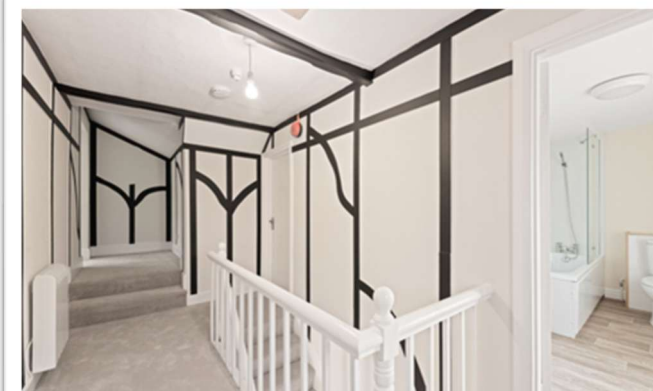
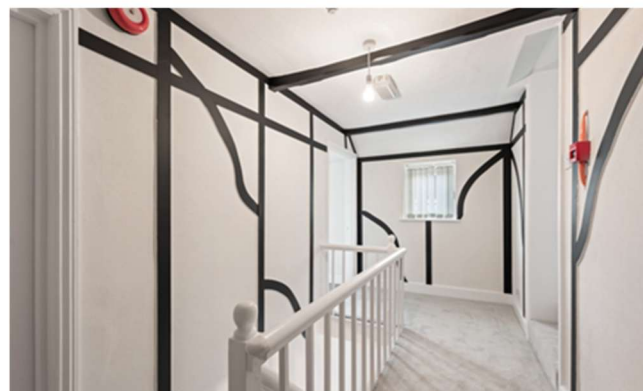
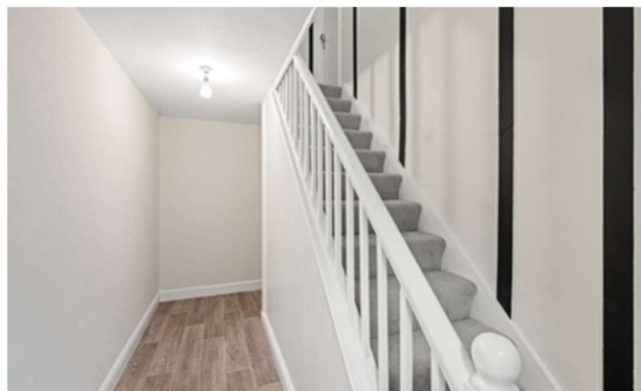
Leasehold

Offers in excess of £125,000



Key Features

- First floor one bedroom apartment
- REFURBISHED TO A HIGH STANDARD
- Re-fitted dining kitchen
- Re-fitted bathroom
- New carpets & flooring
- Allocated parking space
- Walking distance to village centre
- EPC rating E





****OWNER OCCUPATION OR IDEAL INVESTMENT OPPORTUNITY**** Refurbished to a high standard this first floor apartment is set in the sought after village of Woodhall Spa within easy walking distance to the village centre with a bus stop right outside. The property has been freshly re-decorated, has new carpets throughout along with new electric heaters. The property has accommodation comprising: entrance hall, first floor landing, lounge, re-fitted dining kitchen with brand new washing machine, dishwasher & cooker included and re-fitted bathroom with shower unit. Outside the property has a parking space.

ACCOMMODATION

Part glazed uPVC side entrance door through to the:

ENTRANCE HALL

Having coir mat, wood effect flooring, staircase rising to first floor and understairs storage cupboard.

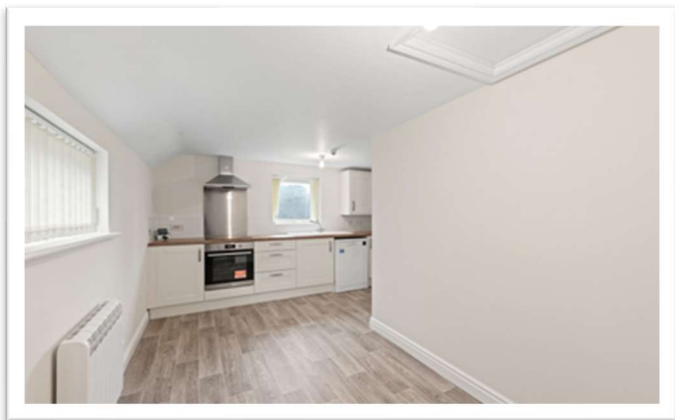
FIRST FLOOR LANDING

Having window to side elevation, smoke alarm and electric heater.

LOUNGE

5.53m x 3.79m (18'1" x 12'5")

Having two windows to front elevation, further window to side elevation, two electric heaters, access to roof space, wall light points and fireplace with marble back & hearth, inset living flame style electric fire and wooden surround.



DINING KITCHEN

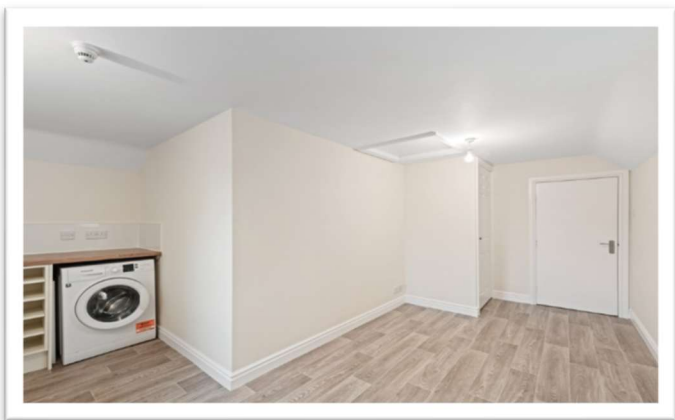
5.32m x 4.01m (17'6" x 13'2")

(max) Having windows to side & rear elevations, electric heater, wood effect flooring and access to roof space. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: ceramic sink with drainer & mixer tap and electric hob inset to work surface, cupboards, drawers & dishwasher under, cupboards over. Work surface return with cupboard, wine rack and automatic washing machine under.

BEDROOM

5.23m x 3.80m (17'2" x 12'6")

Having window to front elevation, two electric heaters and access to roof space.



BATHROOM

3.23m x 1.73m (10'7" x 5'8")

Having window to side elevation, electric heated towel rail, wall mounted electric heater, wood effect flooring, panelled bath with mixer tap, shower attachment & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.

EXTERIOR

The property has an allocated parking space.

SERVICES

The property has electricity, water and drainage connected. Heating is via electric heaters and the property is double glazed. The current council tax is band A. We are advised that the heaters are new with individual thermostats and the property has a new consumer unit. Details of the lease are to be confirmed.

VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.





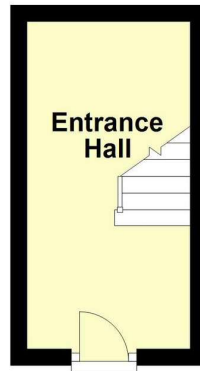
AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan

Ground Floor
Approx. 8.0 sq. metres (86.1 sq. feet)



First Floor
Approx. 76.1 sq. metres (818.7 sq. feet)



Total area: approx. 84.1 sq. metres (904.8 sq. feet)



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