

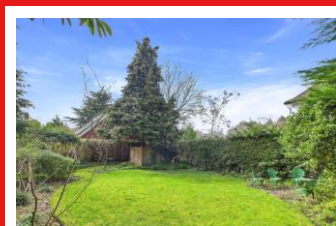


***16 Stanhope Avenue,  
Woodhall Spa, LN10 6SP  
Asking Price Of £799,950***



- Substantial Period Property
- Prime Village Location
- 5 Reception Rooms
- 5 Bedrooms (4 En-suite)
- Garage, Ample off-road Parking
- Former Well Known B & B

Walters offer to the market this rare detached period residence, set on the corner of Stanhope/Cromwell Avenue, in mature grounds with car-park, formerly a well known Bed and Breakfast establishment and now converted back into a family home. The property still offers great business potential if required, and is all set within a short walk from the village centre with its excellent amenities and facilities.



**Woodhall Spa - 01526 353185**  
**[www.waltersestateagents.co.uk](http://www.waltersestateagents.co.uk)**





ENCLOSED ENTRANCE PORCH With decorative tiled floor, decorative glazed door with side panels leading into: RECEPTION HALL having return staircase to the first floor, decorative tiled flooring, door chimes, telephone point, wall thermostat and walk-in shelved PANTRY cupboard.

SITTING ROOM 15' 5" x 13' 11" (4.7m x 4.24m) Having a decorative fire surround and tiled hearth with in-set open fireplace, radiator, large side bay window, front doors to the front veranda and glazed double doors to:



LIVING ROOM 14' 8" x 14' 0" (4.47m x 4.27m) Having decorative tiled fireplace and hearth, double and single radiators, feature bay window to the side, secondary door to the bar room.

LOBBY With tiled floor and under stairs storage cupboard and giving access to:

BAR ROOM 22' 10" x 6' 1" (6.96m x 1.85m) Having a brick built bar area to one end, door to living room and door to the rear garden.

OFFICE 12' 11" x 11' 11" (3.94m x 3.63m) Having feature bay window to the rear, radiator, telephone point.

**DINING ROOM** 15' 11" x 11' 0" (4.85m x 3.35m) Having a brick fireplace with mantle and display over with fitted gas log effect fire, large built-in recessed shelved storage cupboards, bay window to the front, radiator.

**KITCHEN** 15' 7" x 11' 10" (4.75m x 3.61m) Having a twin bowl sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboard over and concealed lights. Central island with cupboards under, Leisure Cookmaster dual range cooker with extractor fan and light over, space and plumbing for dishwasher, double radiator. Small stainless steel hand wash sink, part-tiled walls and telephone point. **REAR ENTRANCE LOBBY** with tiled floor, door to the rear garden, door to the garage and **CLOAKROOM** off with tiled floor, low level WC and hand basin. **REAR ENTRANCE HALLWAY** with door to the garden, tiled floor, radiator.

**SHOWER ROOM** With tiled floor, part-tiled walls, shower cubicle, pedestal hand basin with mirror, shaver point and light over. Low level WC and radiator.

**FIRST FLOOR LANDING** With a beautiful stained glass window, built-in storage cupboard and door to further passageway.

**BEDROOM ONE** 11' 11" x 8' 8" (3.63m x 2.64m) Having a double and single fitted wardrobe, radiator. **EN-SUITE SHOWER ROOM** With corner shower cubicle, pedestal hand basin with mirror and shaver light and point over, low level WC. Tiled flooring, heated towel rail.

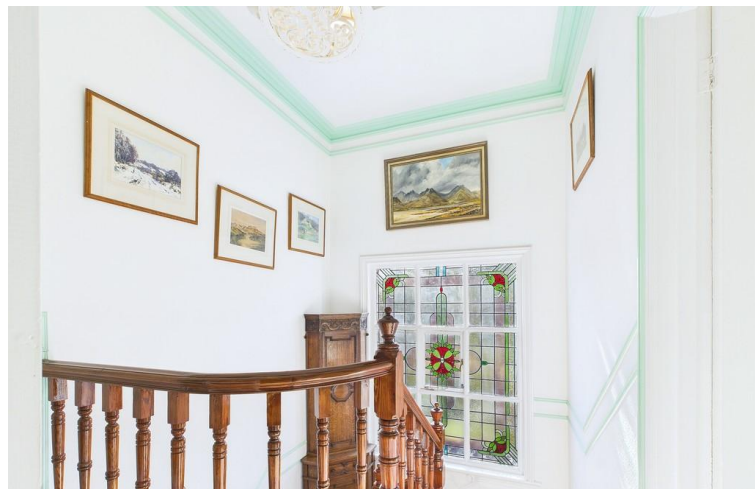
**BEDROOM TWO** 14' 10" x 10' 3" (4.52m x 3.12m) Having fitted double wardrobe, two double radiators and door to balcony. **EN-SUITE SHOWER ROOM** With tiled shower cubicle with folding doors, pedestal hand basin with wall mirror, shaver light and point over, low level WC. Extractor fan, tiled floor and heated towel rail.

**BEDROOM THREE** 15' 5" x 13' 11" (4.7m x 4.24m) Having fitted triple wardrobe, radiator. **EN-SUITE BATHROOM** Having panelled bath with shower over and side screen, pedestal hand basin with illuminated wall mirror over, low level WC. Fully tiled walls, tiled floor, heated towel rail.

**BEDROOM FOUR** 11' 9" x 10' 5" (3.58m x 3.18m) Having fitted triple wardrobe, double radiator. **EN-SUITE BATHROOM** Having panelled bath with shower mixer taps, pedestal hand basin with shaver light and point over, low level WC, radiator.

**BEDROOM FIVE** 11' 11" x 10' 0" (3.63m x 3.05m) Having pedestal hand basin with tiled splashback, mirror cabinet with shaver light and point over, radiator.

**SHOWER ROOM** Having shower cubicle, low level WC, part-tiled walls, heated towel rail, tiled floor, extractor fan.





**OUTSIDE - BOILER/UTILITY ROOM 8' 3" x 8' 3" (2.51m x 2.51m)** With plumbing for washing machine, vent for tumble dryer, power and light connected, also housing the gas fired wall mounted boiler. **GARAGE 22' 2" x 12' 0" (6.76m x 3.66m)** Power and light connected, sliding wooden doors. **THE GARDENS** The property is set on a good sized corner plot, on the corner of Stanhope Avenue and Cromwell Avenue, with a large gravel parking area for several vehicles. The gardens are mainly lawn and flanked by well established trees and shrubs with south-facing lawn garden to the rear with further mature trees and shrubs.

**OUTGOINGS** - The property is situated within the East Lindsey District Council. **POSSESSION** - Vacant possession will be given on completion. **FIXTURES AND FITTINGS** - All those detailed are included in the sale as are the fitted carpets. Other items of furniture may be available by separate negotiation.

**VIEWING** - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

**MONEY LAUNDERING REGULATIONS:** Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

**BUILDING MEASUREMENTS:** All building measurements have been taken in accordance with the RICS code of measuring practice

**DISCLAIMER:** Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

EPC GRAPH TO FOLLOW

**MISREPRESENTATION ACT 1967 NOTICE:** Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of – Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither –Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.