

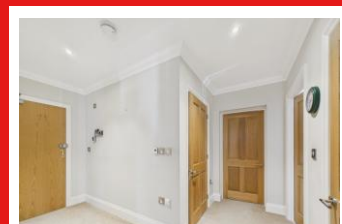
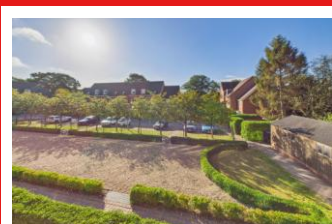
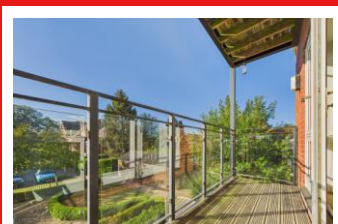


**8 Sterling Place,  
Woodhall Spa, LN10 6NU  
Asking Price Of £210,000**



- Well Presented First Floor Apartment
- Attractive Development
- Lounge, Dining Kitchen with Balcony
- 2 Double Bedrooms (1 En-suite)
- Communal Gardens & Parking
- NO UPWARD CHAIN

Stylish First-Floor Apartment with South-Facing Balcony Opposite Woodhall Spa Golf Course. Offered with no upward chain, this well-presented leasehold apartment is set within a sought-after, purpose-built development directly opposite the renowned Woodhall Spa Golf Course. Accessed via a secure intercom entry system, the property features underfloor heating throughout and a private south-facing balcony overlooking beautifully maintained communal gardens. Additional benefits include a dedicated parking space, modern fixtures, and a peaceful setting just moments from the heart of Woodhall Spa. Ideal as a main residence, investment, or holiday retreat.



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**  
**[www.waltersestateagents.co.uk](http://www.waltersestateagents.co.uk)**





Entrance into Sterling Place is gained through a **CENTRAL COMMUNAL MAIN ENTRANCE** with lift and impressive staircase to all floors. There is also an entrance door and staircase to either end.

The accommodation itself has underfloor heating with individual thermostats to each room, together with sealed double glazed units throughout and briefly comprises:

**RECEPTION HALL** Having in-set ceiling lights, built-in shelved storage cupboard.

**LOUNGE DINING KITCHEN 27' 6" x 13' 2" (8.38m x 4.01m)** A superb south-facing room having double doors with matching side panels to the **BALCONY** which overlooks to communal gardens. There are in-set ceiling spot lights, TV and telephone points to the lounge area with open access to the:

**KITCHEN AREA** which has a stainless steel in-set sink unit with mixer taps and side drainer, range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted double oven and grill, integral fridge and separate freezer. Integral dishwasher and washing machine,



further range of base units and drawers under worktops with four ring ceramic hob with extractor fan, in-set ceiling lights and TV point.

**BEDROOM ONE** 18' 4" x 10' 4" (5.59m x 3.15m) Having in-set ceiling lights, TV point and large walk-in wardrobe with shelving and hanging rails, also housing the electric boiler.

**EN-SUITE BATHROOM** 9' 6" x 6' 3" (2.9m x 1.91m) Having fully tiled walls and floor with enclosed bath, corner shower cubicle with waterfall shower head, vanity hand basin and low level WC. Heated towel rail, shaver point, extractor fan and in-set ceiling lights.

**BEDROOM TWO** 13' 9" x 11' 0" (4.19m x 3.35m) Having in-set ceiling lights, TV point.

**SHOWER ROOM** 9' 0" x 4' 5" (2.74m x 1.35m) Having large walk-in shower cubicle with waterfall shower head, pedestal hand basin and low level WC. Fully tiled walls and floor, heated towel rail, extractor fan, in-set ceiling lights.

**OUTSIDE** The property benefits from a communal garden, dedicated and guest parking spaces. There are also communal storage facilities.

**OUTGOINGS** - The property is situated within the East Lindsey District Council and we are advised is in Property Band D. The property is also LEASEHOLD full details available from the Selling Agent - Walters.

**POSSESSION** - Vacant possession will be given on completion.

**FIXTURES AND FITTINGS** - All those detailed are included in the sale as are the fitted carpets.

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



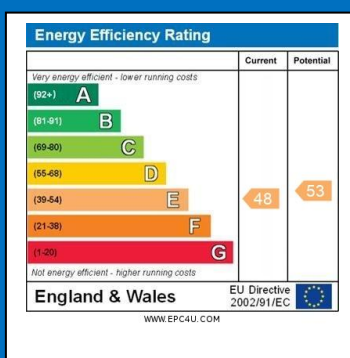


Floor plans are to show layout only and not drawn to scale.

**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.



**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.