

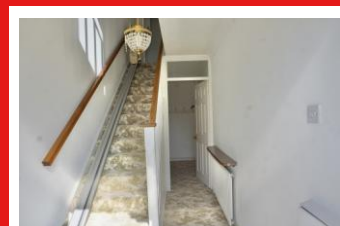
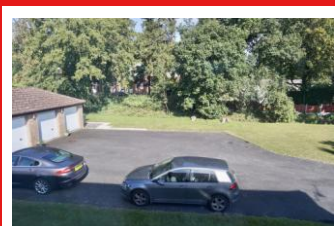


***4 Grove Court,  
Woodhall Spa, LN10 6RR  
Asking Price Of £215,000***



- Spacious First Floor Apartment
- L-Shaped Lounge/Dining Room with Balcony
- 2 Bedrooms, 1 en-suite
- Ground Floor Entrance with Utility Room
- Garage & Parking
- Communal Well Maintained Gardens

Walters are pleased to offer to the market this first floor apartment, having two double bedrooms and one with the benefit of an en-suite shower room, large lounge/dining room with south facing balcony and views over the attractive communal gardens and fields beyond. This apartment is situated in the prime and much sought after Grove Drive area of the village within easy walking distance of all the excellent amenities and facilities the village offers.



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**

[www.waltersstateagents.co.uk](http://www.waltersstateagents.co.uk)







There is a garage and parking space, the property has gas fired central heating and uPVC units throughout.

**GROUND FLOOR RECEPTION HALL** With staircase and stair lift to the first floor, radiator.

**UTILITY ROOM** 8' 5" x 5' 10" (2.57m x 1.78m) (Minimum) Space and plumbing for washing machine, cloaks hooks and power connected.

**FIRST FLOOR - LANDING** With radiator, views to the front and built-in double airing cupboard with shelving. Housing the gas fired wall mounted combination boiler.

**L-SHAPED LOUNGE/DINER - LOUNGE AREA** 23' 8" x 13' 8" (7.21m x 4.17m) Having feature fire surround, double radiator, TV and telephone points, sliding patio doors to the south facing balcony.

**DINING AREA** 9' 2" x 7' 9" (2.79m x 2.36m) Again with views to the front, having radiator and door to the kitchen.

**KITCHEN** 9' 2" x 8' 7" (2.79m x 2.62m) Having stainless steel twin bowl single drainer sink unit with mixer taps and range of base



cupboards and drawers under worktops with wall cupboards over. Built-in fan assisted oven and grill, four ring gas hob with extractor fan and light over, space and plumbing for dishwasher, space for fridge/freezer, radiator and telephone point.

INNER HALL With doors to:

BEDROOM ONE 15' 5" x 11' 0" (4.7m x 3.35m) (Plus access) Having views to the rear, TV and telephone points, radiator and fitted wardrobes with mirror doors.

EN-SUITE SHOWER ROOM Having tiled shower cubicle, vanity hand basin with shaver light and point and mirror over, low level WC. Electric wall heater and extractor fan.

BEDROOM TWO 14' 4" x 8' 9" (4.37m x 2.67m) Views over the rear garden and having radiator and fitted wardrobes with mirror doors.

SHOWER ROOM 9' 2" x 6' 4" (2.79m x 1.93m) Having fully tiled walls and shower cubicle, vanity hand basin with wall mirror and shaver light and point over, low level WC, radiator.

SEPARATE WC With low level WC, hand basin and radiator.

OUTSIDE The property is located within a cul-de-sac and approached over a driveway leading to a:

GARAGE 16' 10" x 10' 0" (5.13m x 3.05m) Situated to a block of four and having an electric up-and-over door and with power and light connected.

COMMUNAL GARDENS Situated to the south and mainly laid to lawn with a variety of colourful flowers and shrubs to borders.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band D.

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 Selling Agent - Walters

TENURE - The property is leasehold, but the owners have a 25% share in the Management Company which holds the freehold.







Floor plans are to show layout only and are 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		