



23 Sterling Place
Woodhall Spa, Lincolnshire LN10 6NU

£310,000



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Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 18 miles

(Distances are approximate)

A striking top floor penthouse providing two double bedrooms, stylish fully equipped kitchen and triple aspect living/dining room with full height windows having far reaching views. Internally the property is further enhanced by underfloor heating, video entry system and en-suite to main bedroom. There are two allocated parking bays and storage. Sterling Place is directly opposite the famous Woodhall Spa Golf Club, home to England Golf and a short walk from the centre of this most sought after Lincolnshire village with its extensive range of shopping and social facilities.

Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies approximately six miles away and stands in the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.

Accommodation

There are three separate secured entrances into Sterling Place with staircase to each end and a Grand Central Staircase with lift to all floors.

Apartment 23 Entrance Hallway

With 'Comelit' intercom system control panel, built-in storage cupboard, loft access hatch with pull down loft ladder, ceiling spotlights and power points.





Living/Dining Room 22' 4" x 16' 4" (6.80m x 4.97m)

A triple aspect room with double glazed full height windows to side and front. There is a television point, ceiling spotlights and power points.

Kitchen 13' 8" x 7' 7" (4.16m x 2.31m)

With double glazed sash window to side aspect and having a good range of oak fronted storage units to base and wall levels and sink and drainer inset to square edge granite worktop. There is an integrated fridge, freezer, dishwasher; 'De Dietrich' oven and microwave, washer-dryer and four ring induction hob beneath extractor canopy. There is tiled flooring, ceiling spotlights, television point and power points.

Bedroom 2 10' 8" x 9' 2" (3.25m x 2.79m)

With double glazed window to front and patio door to paved **Balcony** (shared with bedroom 1) with glass screen, facing towards Woodhall Spa Golf Club. Also having ceiling spotlights and power points.

Bedroom 1 10' 9" x 13' 2" (3.27m x 4.01m)

With double glazed window to front and patio door to paved **Balcony** (shared with bedroom 2) with glass screen, facing towards Woodhall Spa Golf Club. There are ceiling spotlights, power points and doors to en-suite bathroom and walk-in wardrobe.

Walk-In Wardrobe with built-in storage spaces.

En-Suite Bathroom having panel bath inset to tiled surround, corner shower cubicle with 'Aqualisa' shower fitting, wash hand basin inset to storage unit and low-level WC. There are tiles to walls and floor, ceiling spotlights, wall mounted heated towel rail and shaver socket.

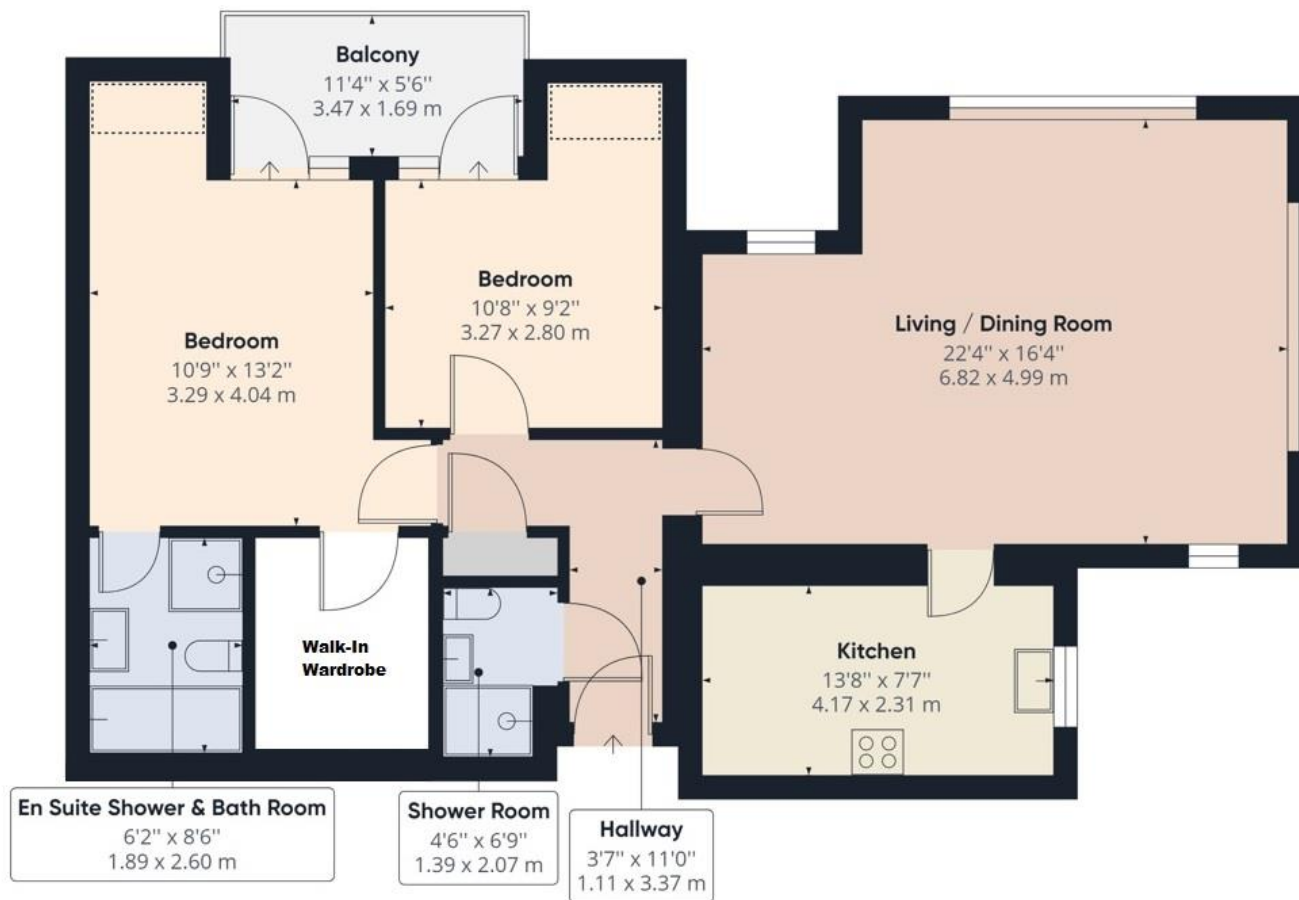
Shower Room

Comprising large shower cubicle with 'Aqualisa' shower fitting, pedestal wash hand basin and low-level WC. There are tiles to walls and floor, wall mounted heated towel rail, ceiling spotlights and shaver socket.

Outside

The property has two allocated parking bays, communal gardens and access to storage.





896.87 ft²

83.32 m²

Reduced headroom

18.38 ft²

1.71 m²

Further Information

Mains electric, water and drainage. Electric underfloor central heating throughout. Double glazing.

LEASEHOLD for further information please contact the selling agents. Service charge = £130 per month.

Local Authority: East Lindsey District Council, Tedder Hall, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = D

EPC RATING = C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.



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