



4 Grove Court

Woodhall Spa, Lincolnshire LN10 6RR

£215,000

NO ONWARD CHAIN

BELL
ROBERT BELL & COMPANY



4 Grove Court

Woodhall Spa, LN10 6RR

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 17 miles

(Distances are approximate)

Situated to the highly regarded Grove Drive area this first floor, two double bedroom apartment provides most appealing accommodation including sitting/dining room with south facing balcony and views over attractive gardens. The property is enhanced by ground floor utility room, en-suite to main bedroom and kitchen off the dining area. There are appealing communal gardens, garage and parking. The shopping and social facilities are all within easy walking distance of this most sought after of Lincolnshire villages.



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 is gateway to the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.

Accommodation

The property has its own front door leading to:

Reception Lobby

With staircase and stair lift to the first floor and having coved ceiling, radiator, power points and door to:



Utility Room 8' 5" x 5' 10" (2.56m x 1.78m)

With space and plumbing for washing machine, coved ceiling, cloak hooks and power points.

First Floor

Hallway

With front aspect and having built-in double airing cupboard, coved ceiling, radiator, power points and door to:

Sitting/Dining Room

An L-shaped south facing room with **Balcony** proving an appealing natural light filled room comprising:

Sitting Area 23' 8" x 13' 8" (7.21m x 4.16m)

With sliding patio doors to balcony and having feature fire place, coved ceiling, radiator, TV point, power points and door to inner hall.

Dining Area 9' 2" x 7' 9" (2.79m x 2.36m)

With southerly views overlooking the gardens and having coved ceiling, radiator, power points and door to:

Kitchen 9' 9" x 8' 7" (2.97m x 2.61m)

With side aspect and having a range of fitted units comprising stainless steel twin sink drainer inset to worksurface over base units including space and plumbing for a dishwasher. There is a four-ring gas hob, electric oven, wall mounted cupboards above and filter hood over the hob. There are coved ceilings, radiator and power points.

Inner Hall

With doors to:

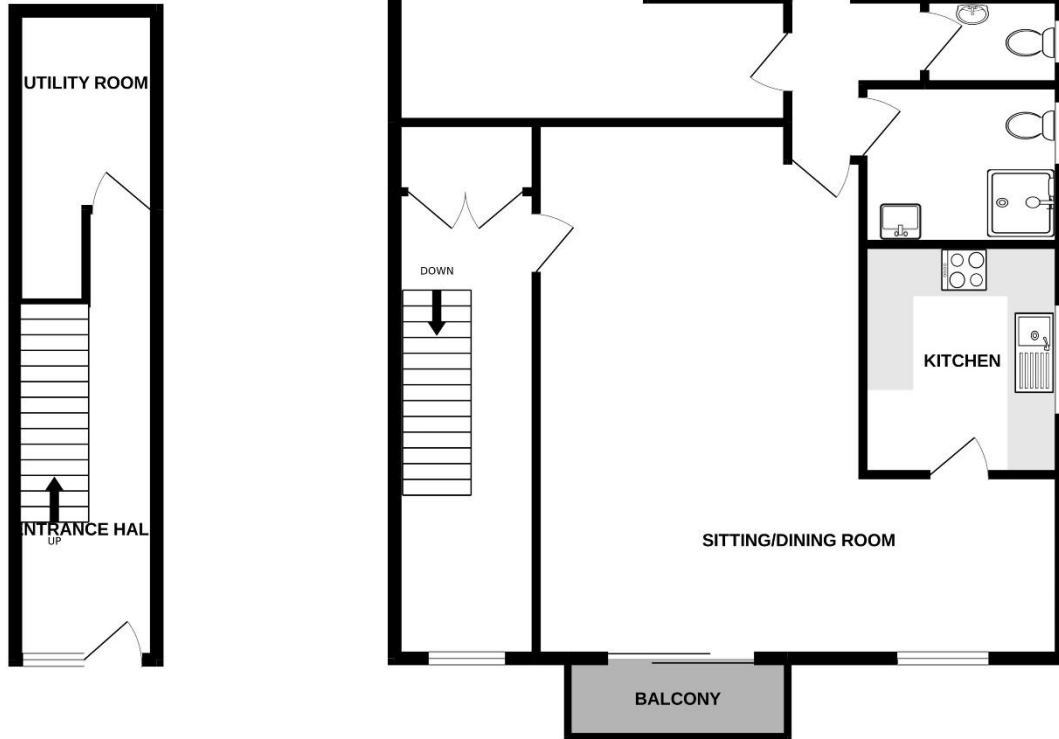
Bedroom 1 15' 5" x 11' (4.70m x 3.35m)

With a rear aspect and having fitted wardrobes having mirrored doors, coved ceiling, radiator, power points and door to **En-Suite** with a suite comprising tiled shower cubicle, wash hand basin over vanity unit and low-level WC. There is electric wall heater, coving and extractor fan.



GROUND FLOOR
170 sq.ft. (15.8 sq.m.) approx.

1ST FLOOR
1078 sq.ft. (100.2 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Bedroom 2 14' 4" x 8' 9" (4.37m x 2.44m)

With rear aspect and having, fitted wardrobes with mirrored doors, coved ceilings, radiator and power points.

Shower Room 8' 6" x 6' 4" (2.59m x 1.93m)

Being fully wall tiled and having a suite comprising shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There are coved ceilings and radiator.

Separate WC

With a low-level WC, wash hand basin, coved ceiling and radiator.

Outside

The property is located to a cul-de-sac approached over a driveway leading to a **Garage 16' 10" x 10' 0" (5.13m x 3.05m)** situated to a block of four having electric up and over door, power and lighting. The communal gardens are to the south, predominantly laid to lawn with a variety of decorative shrubs to borders.

Further Information

All mains services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP.

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.

BROCHURE PREPARED SEPTEMBER 2022

WO00016025

B135 Printed by Ravensworth 01670 713330