



10 Stafford Vere Court
Woodhall Spa, Lincolnshire LN10 6SQ

OIEO £185,000
NO ONWARD CHAIN





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Lincoln – 18 miles

Grantham – 31 miles with East Coast rail link to London

Boston - 17 miles

(Distances are approximate)

A stylish two-bedroom ground floor apartment forming part of this landmark building directly opposite Woodhall Spa Golf Club and home to the English Golf Union. The property has a most appealing open plan living kitchen with stylish fitted kitchen units and with direct access to a south facing courtyard. The shopping and social facilities of this most sought-after Lincolnshire village are within easy walking distance. NO CHAIN.



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

The main entrance into the building is gained through a glazed panel door to a communal lobby, having a solid timber door to Apartment 10.

Entrance Lobby

With door to:



Reception Hall

Having coved ceiling, radiator, power points and door to:

Living Kitchen 23' 7" x 18' 8" (7.18m x 5.69m)

A most appealing open plan, south facing room including glazed panel door giving access to courtyard.

Kitchen Area 18' 1" x 9' 0" (5.51m x 2.74m)

With a stylish range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including integral dishwasher, fridge, freezer, and washer dryer. There is a four-ring gas hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is a radiator, coved ceiling and power points.

Living Area 18' 8" x 13' 3" (5.69m x 4.04m)

With feature gas coal effect fire set to ornate marble surround, coved ceiling, radiator, television point, internet point and power points.

Bedroom 1 13' 4" x 9' 0" (4.06m x 2.74m)

With double aspect to the south and having coved ceiling, radiator and power points.

Bedroom 2 13' 8" x 8' 2" (4.16m x 2.49m)

With southerly aspect and having coved ceiling, radiator and power points.

Bathroom

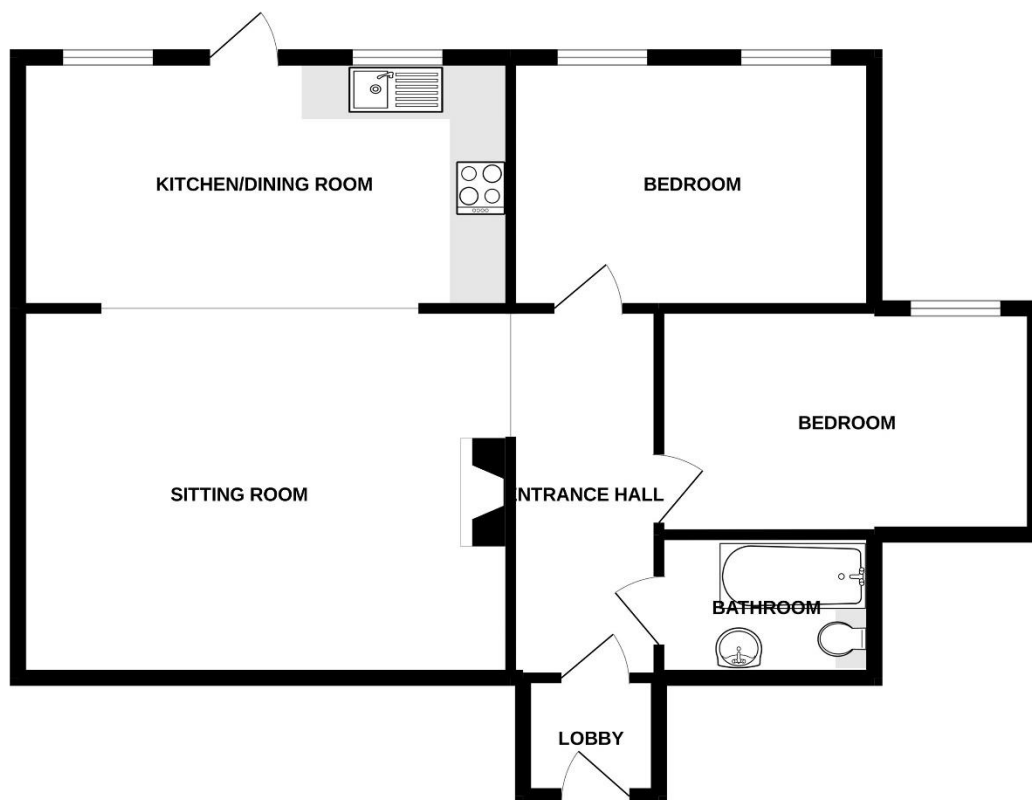
With a white suite comprising panelled bath having shower over, wash hand basin over and low-level WC. There is a radiator, coved ceiling and ceiling spot lights.

Outside

The property is approached over an 'in and out' driveway leading to allocated parking and visitor parking.



GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 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.
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Further Information

LEASEHOLD

All mains services. Gas central heating.

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

DISTRICT COUNCIL TAX BAND = C

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.

THESE PARTICULARS WERE PREPARED NOVEMBER 2023

Property Reference: WO0001 5977

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