



2 Stafford Vere Court

The Broadway, Woodhall Spa, Lincolnshire LN10 6SQ

£165,000

NO ONWARD CHAIN





2 Stafford Vere Court Woodhall Spa, LN10 6SQ

Lincoln – 18 miles

Grantham – 32 miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)

A stylish two bedroom, ground floor apartment set to this historic landmark building, directly opposite Woodhall Spa Golf Club, the home of England Golf. With unallocated parking space and fully accessible at the ground floor level, the property is located in the vibrant village of Woodhall Spa, which boasts a range of amenities including shops, restaurants, doctor's surgery, supermarket and primary school. NO CHAIN.

ACCOMMODATION

Hallway with radiator, carpeted floor, loft access hatch, ceiling light and power points. Doors to further accommodation, including:

Bedroom 1 13' 3" x 10' 8" (4.04m x 3.25m)

With wood single glazed sash window with internal secondary glazing to front aspect; carpeted floor, radiator, ceiling light and power points.

Living Room 17' 0" x 14' 7" (5.18m x 4.44m)

Having wood single glazed sash windows to front with internal secondary glazing; electric fire inset to stone effect surround, carpeted floor, radiator, TV and telephone points, ceiling light and power points.





Dining Kitchen 21' 8" x 7' 8" (6.60m x 2.34m)

Having wood single glazed sash windows to front and side with internal secondary glazing; a good range of units to base and wall levels, aluminium 1 1/2 sink and drainer inset to roll edge worktop, Neff oven and grill, four ring hob beneath extractor canopy, built in accessible height dishwasher, washing machine and fridge freezer. Tiled floor, radiator and power points.

Bedroom 2 11' 8" x 10' 3" (3.55m x 3.12m)

Having wood single glazed sash window to side with internal secondary glazing; carpeted floor, radiator, TV point, ceiling light and power points.

Bathroom comprising panel bath with Aqualisa shower over, tiled surround, pedestal wash hand basin and low-level WC. Tiled floor, wall mounted chrome heated towel rail, inset ceiling spotlights and 'Newlec' fan.

OUTSIDE

The property is serviced by a shared parking area to the front of the Stafford Vere Court building, bordered by established hedging. This front aspect looks out towards the Woodhall Spa Golf Club, home to England Golf.

The sides and rear of the property comprise a mixture of lawn, mature planting beds and paved patio seating leisure areas, with residents able to access these communal outdoor grounds. The rear of the building is enclosed by dwarf wall and wooden slat fence, the fence continuing down one side of the property with hedging to the other.



Further Information

All mains services with gas fired central heating.
Council tax band C. EPC rating C.

Local Authority:

East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel No: 01507 601111

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.

VIEWING: By arrangement with the agent's Woodhall Spa office, 19 Station Road, Woodhall Spa. LN10 6QL

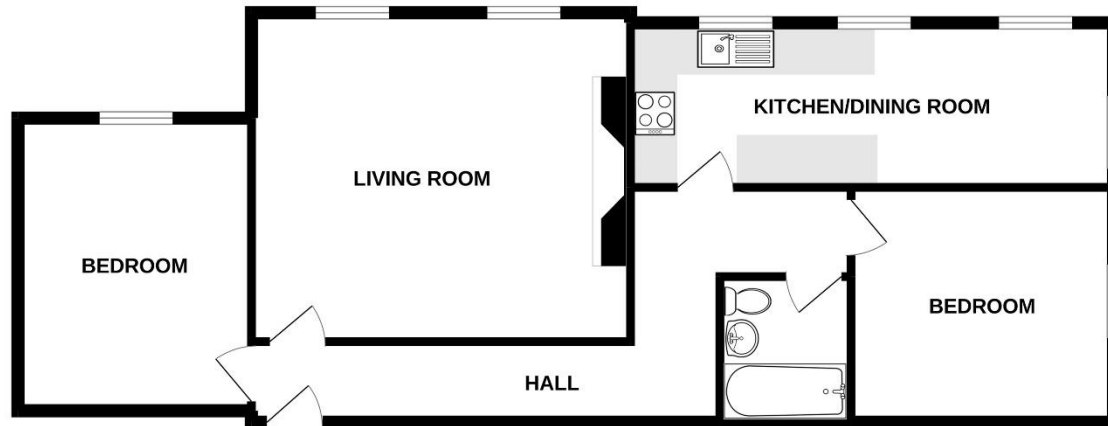
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Brochure prepared 17.1.2024

GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 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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