



5 Sylvan Court

Woodhall Spa, Lincolnshire LN10 6TE

£225,000

NO ONWARD CHAIN

BELL

ROBERT BELL & COMPANY



5 Sylvan Court

Woodhall Spa, Lincolnshire LN10 6TE

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 17 miles

(Distances are approximate)

This is a well presented two double bedroom ground floor apartment pleasantly situated within the tree-lined avenues of this most sought-after Lincolnshire village. Internally the property is enhanced by its 22 feet by 13 sitting/dining room with well-appointed kitchen off. Outside the property enjoys lawned communal gardens and garage. The shopping and social facilities are all within easy walking distance for most. A viewing is recommended to fully appreciate the setting and accommodation on offer.

LEASEHOLD



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

Entrance into the property is gained through a glazed panel door into:

Reception Lobby

With built-in airing cupboard housing gas central heating boiler. There is radiator, power point, picture rail, coved ceiling and door to:



Sitting/Dining Room 22' 2" x 13' 6" (6.75m x 4.11m)

Having feature fireplace with electric coal-effect fire, coved ceiling, picture rail, television aerial point, radiator, power points, door to inner hall and door to:

Kitchen 10' 2" x 8' 6" (3.10m x 2.59m)

With side aspect and having a range of newly fitted units comprising 1½ sink drainer unit, ample work surface over matching base units including space and plumbing for automatic washing machine. There is a waist-height electric oven, four-ring electric hob, filter hood and further wall-mounted cupboards with down lighting. There are coved ceilings and ample power points.

Inner Hall

With coved ceiling and door to:

Bedroom 1 15' 6" x 10' 3" (4.72m x 3.12m)

With rear aspect over communal gardens and having full height triple wardrobe with sliding doors, coved ceiling, radiator and power points.

Bedroom 2 11' 10" x 10' 3" (3.60m x 3.12m)

With garden views and having coved ceiling, radiator and power points.

Bathroom 8' 7" x 8' 6" (2.61m x 2.59m)

With a suite comprising panelled bath, pedestal wash hand basin and tiled shower cubicle. There are coved ceilings, wood effect flooring, radiator and vanity light over sink with shaver point.

Separate WC

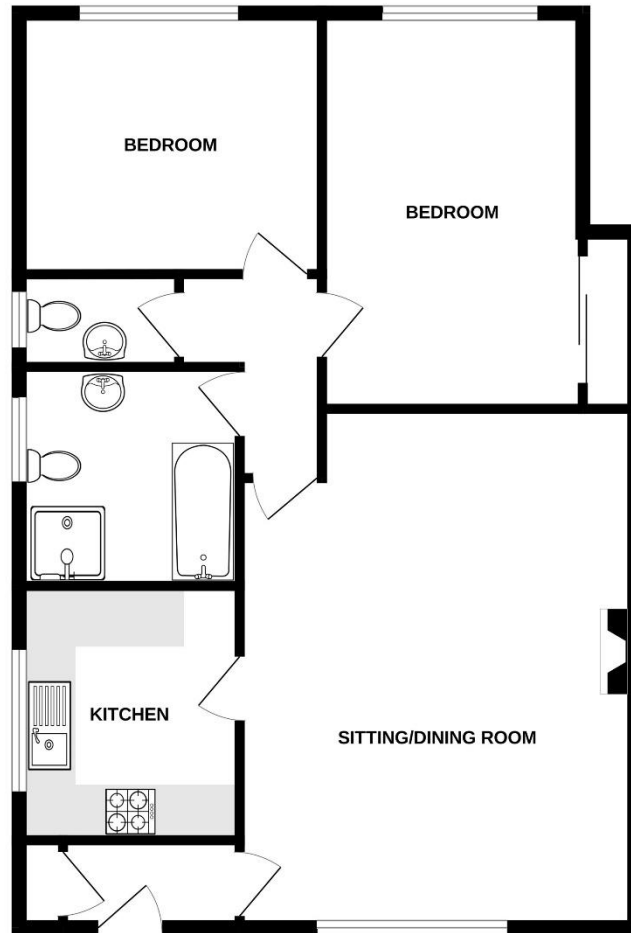
With a low-level WC and wash hand basin. There are coved ceilings and radiator.

Outside

The property is approached over a shared driveway leading to **Garage**. The communal gardens are predominantly laid to lawn with mature hedging to borders.



GROUND FLOOR



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. UPVC double glazing.

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.



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