



Apartment 3, Victoria Lodge  
The Broadway, Woodhall Spa, Lincolnshire LN10 6ST

£219,950  
LEASEHOLD

**BELL**  
ROBERT BELL & COMPANY





# Apartment 3, Victoria Lodge

## The Broadway, Woodhall Spa LN10 6ST

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 17 miles

(Distances are approximate)

A first floor, two bedroom apartment forming part of an elegant landmark property to the heart of this most sought after Lincolnshire village. Internally the property is enhanced by its high ceilings, large hallway, en-suite to main bedroom, dining kitchen and dual aspect living room, each providing views over 'The Broadway' with its many 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

The property is entered through a glazed timber communal door with intercom and door release.

### Entrance Lobby

Having staircase to the first floor, with door to the apartment.

### Reception Hall

A spacious central hallway having deep built-in storage cupboard, intercom and main door release, coved ceiling, radiator, power points and door to:





#### **Dining Kitchen 17' 10" x 11' 5" (5.43m x 3.48m)**

With double aspect overlooking 'The Broadway' and having a stylish range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including integral fridge and freezer to one end. There is a four ring gas hob over electric oven, wall mounted cupboards above with down lighting and filter hood over the hob. There is coved ceiling, wood effect flooring, radiator and power points.

#### **Utility Room 10' 5" x 6' 4" (3.17m x 1.93m)**

With worksurface to one wall over space and plumbing for washing machine and space for tumble dryer. There is coved ceiling, wood effect flooring, radiator and power points.

#### **Living Room 15' 3" x 13' 6" (4.64m x 4.11m)**

A superb dual aspect room with plantation blinds to each overlooking 'The Broadway' and having coved ceiling, radiator, T.V point and power points.

#### **Bedroom 1 13' 8" x 10' 7" (4.16m x 3.22m) extending to 14' 8" (4.47m) in part**

With side aspect and having radiator, power points, coved coving and door to **En-Suite** with a white suite comprising shower cubicle, wash hand basin over vanity unit and a low-level WC. There is tiled flooring and a heated towel rail.



#### **Bedroom 2 11' 1" x 9' 0" (3.38m x 2.74m)**

With two full height windows providing most appealing views over the village and having coved ceiling, radiator and power points.

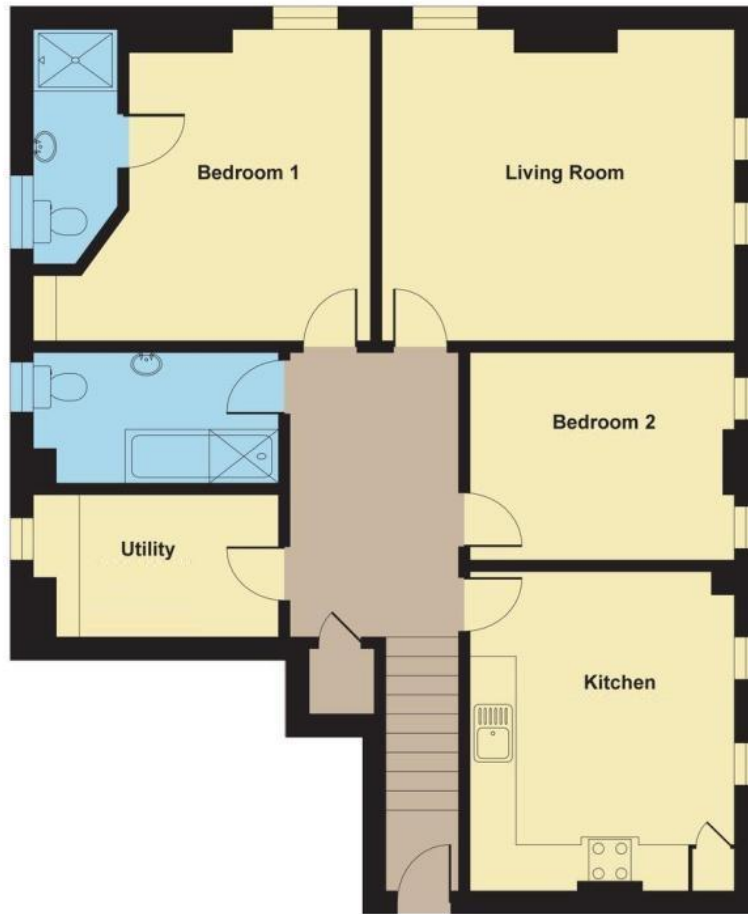
#### **Bathroom**

With a white suite comprising panelled bath with shower over, wash hand basin over vanity unit and a low-level WC. There is a heated towel rail and tiled flooring.

#### **Outside**

The property is approached over a paved driveway leading to two allocated parking spaces.

## Victoria Lodge, The Broadway, Woodhall Spa,



### 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 = A

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.



B135 Printed by Ravensworth 01670 713330