



5 Came Court

Woodhall Spa, Lincoln, Lincolnshire LN10 6DA

£350,000

NO ONWARD CHAIN - LEASEHOLD

BELL



5 Came Court

Woodhall Spa, Lincolnshire LN10 6DA

Lincoln – 18 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A superb three bedroom ground floor apartment set within a block paved purpose built development to the heart of this most sought after Lincolnshire village. The property is enhanced by thoughtfully designed accommodation including stylish kitchen, open plan lounge dining room, conservatory and ensuite to main bedroom. A notable feature is that it has its own garden and integral garage. The many shopping and social facilities are all within easy walking distance.

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.



Main Entrance

With intercom system providing controlled entry. Apartment 5 is to the left having solid timber door into:

Accommodation

Reception Hall

With exposed timber floor boards, coved ceiling, radiator, built-in airing cupboard, built-in cloaks cupboard, telephone point, power points, intercom entrance system and door to:



Kitchen 13' 3" x 9' 3" (4.04m x 2.82m)

With a southerly aspect and having a stylish range of fitted units comprising twin 'Belfast' style sinks inset to ample Quartz work surface over matching base units including integral dishwasher, washer/dryer, integrated waste bin carousel corner storage. There is a 'Neff' waist-height electric oven, microwave oven, freestanding fridge freezer and four-ring electric hob, wall mounted cupboards with downlighting and filter hood over the hob. There is tiled effect flooring, L.E.D ceiling spot lights, coved ceiling, radiator and power points.

Open Plan Lounge/Dining Area

Superb dual aspect living space with view to the front and over the rear garden.

Dining Area 16' 2" x 10' 7" (4.92m x 3.22m)

With a southerly aspect and having exposed timber floor boards, three built-in double cupboards providing shelving with two arched display alcoves above. There are moulded ceiling cornices, radiator, power points and light to dimmer switch. The room opens to:

Lounge 25' 6" x 11' 10" (7.77m x 3.60m) narrowing to 8' 4" (2.54m) in part

A dual-aspect room with electric coal-effect fire set to marble hearth with decorative surround and mantel. There are moulded cornices, two radiators, TV aerial point, timber flooring, power points and half-glazed panel door to:

Conservatory 10' 11" x 10' 8" (3.32m x 3.25m) maximum

Overlooking the attractive garden and patio area and having electric heater, tiled flooring, ceiling fan light, UPVC double doors to garden patio and service door to the integral garage.

Bedroom 1 12' 3" x 11' 1" (3.73m x 3.38m) excluding wardrobe space

With views over the garden and having a range of built-in wardrobes to one wall, coved ceiling, radiator, power points, telephone point, TV aerial point and door to **En-Suite**, being fully floor and wall tiled and having a white suite comprising full width shower cubicle, close-coupled WC, wash hand basin set to vanity cupboard and drawers. There are two double vanity units above with central mirror over sink with downlighting, shaver point, heated towel rail and integrated set of weighing scales.





Bedroom 2 11' 3" x 9' 7" (3.43m x 2.92m)

With garden aspect and having built-in triple wardrobe, coved ceiling, radiator and power points.

Bedroom 3 11' 0" x 8' 0" (3.35m x 2.44m)

With coved ceiling, dado rail, full height fitted book case to one wall, shelving, radiator, connection point for broadband, power points and telephone point.

Bathroom

Being fully floor and wall tiled and having a suite comprising 'Jacuzzi' spa bath with shower over, close-coupled WC, bidet and wash hand basin over vanity cupboard. There are two double wall-mounted vanity cupboards with central mirror over sink with downlighting and shaver point to one side. There is a heated towel rail and integral set of weighing scales.

Outside

The property is approached over a block-paved courtyard leading to **Integral Garage 22' 4" x 9' 7" (6.81m x 2.92m)** with electric roller door, power, lighting and service door to property. The enclosed gardens are landscaped with low maintenance in mind mostly to paving with shrubs to borders. The remaining garden is laid to synthetic lawn.



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 = 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.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

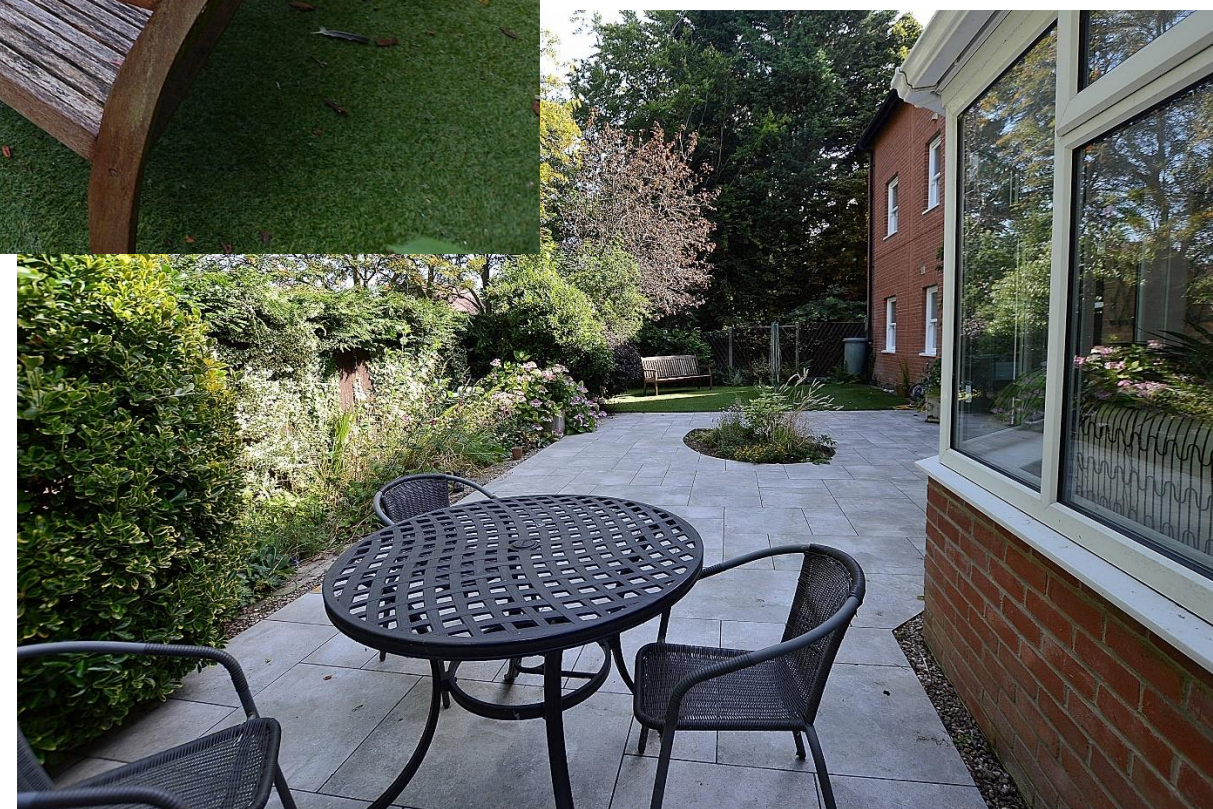
19 Station Road, Woodhall Spa. LN10 6QL

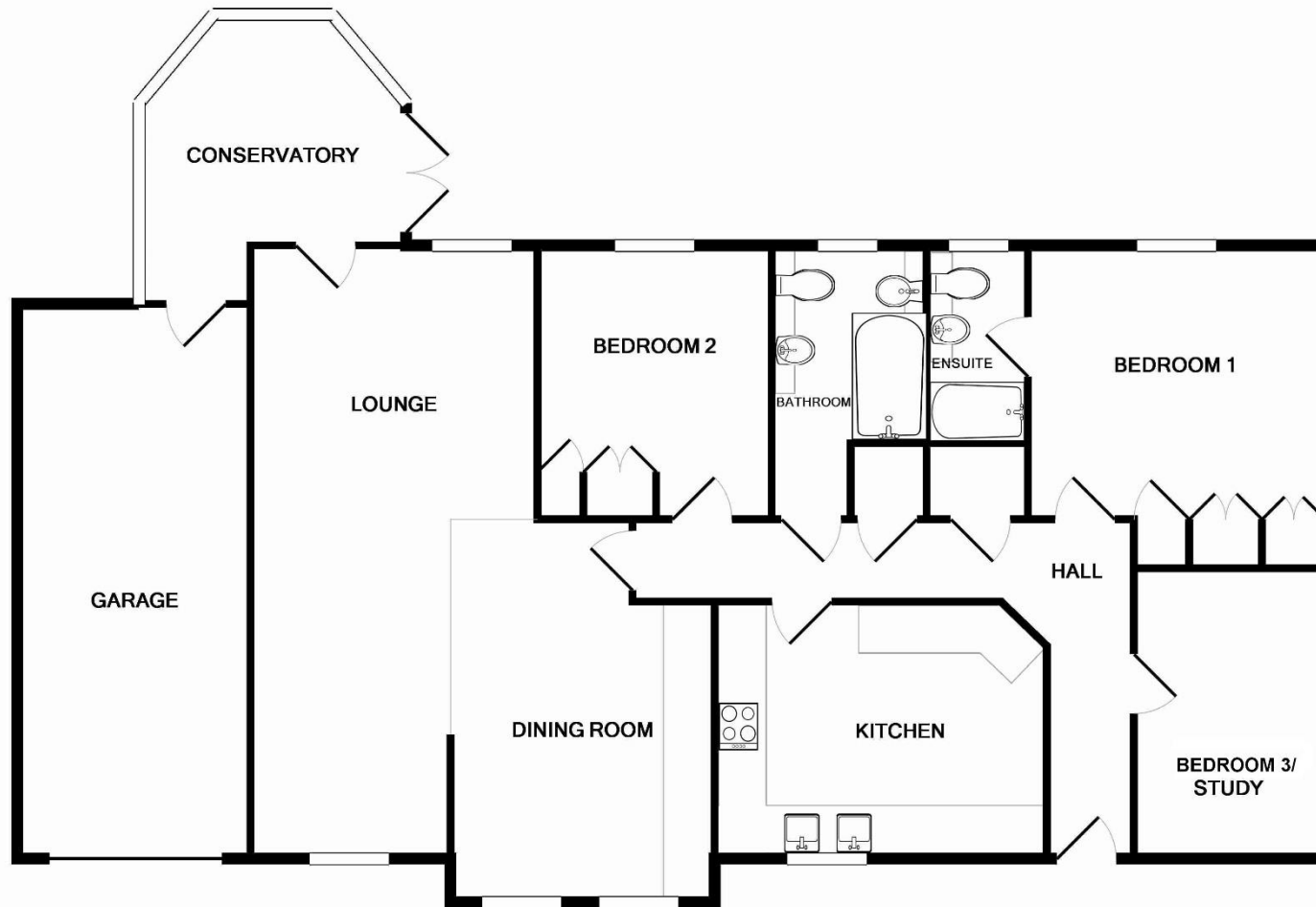
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