



6 The Alexandra

The Broadway, Woodhall Spa, Lincolnshire LN10 6SF

£225,000

NO ONWARD CHAIN

BELL
ROBERT BELL & COMPANY



6 The Alexandra

The Broadway, Woodhall Spa LN10 6SF

Lincoln – 18 miles

Grantham – 31 miles with East Coast rail link to London

Boston - 17 miles

(Distances are approximate)

Forming part of a gated landmark building of historical interest this two-double bedroomed (both with en-suite) first floor apartment sits to a prime position within this most sought-after Lincolnshire village. Internally the property retains many of its period features including high ceilings, moulded cornices, picture rails and deep skirting boards. The living kitchen has several tall windows providing good natural light and views over 'The Broadway' and the Golf Hotel across the road. Externally, the property has most appealing communal gardens, allocated parking, CCTV coverage and locker storage. The shopping and many 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.

Accommodation

The impressive entrance into The Alexandra has a lift and ornate staircase to the first floor, with automatic sensor lighting and door to Apartment Six.



Reception Hall

With full height double cloaks cupboard and built-in airing cupboard housing the heating system. All the rooms have high ceilings, moulded cornices, picture rails, deep skirting boards, radiator and lights to dimmer switch.

Living Kitchen

Living Area 15' 9" x 9' 10" (4.80m x 2.99m)

Kitchen Area 15' 5" x 10' 2" (4.70m x 3.10m)

With views over 'The Broadway' and having a fully equipped kitchen to one end comprising one and a half stainless steel sink inset to granite worksurface over base units including integrated dishwasher, fridge, freezer and washer/dryer. There is a four-ring electric hob over electric oven and filter hood over the hob and to the dining area is a fitted bay window seat. The living area has electric coal effect fire set to decorative surround, television and telephone point.

Bedroom 1 16' 1" x 10' 6" (4.90m x 3.20m)

With double aspect from the front of the building and having fitted double wardrobe and door to **En-Suite**, with a suite comprising panelled bath with shower over, wash hand basin and a low-level WC. There is a built-in double linen cupboard and a heated towel rail.

Bedroom 2 12' 5" x 11' 2" (3.78m x 3.40m)

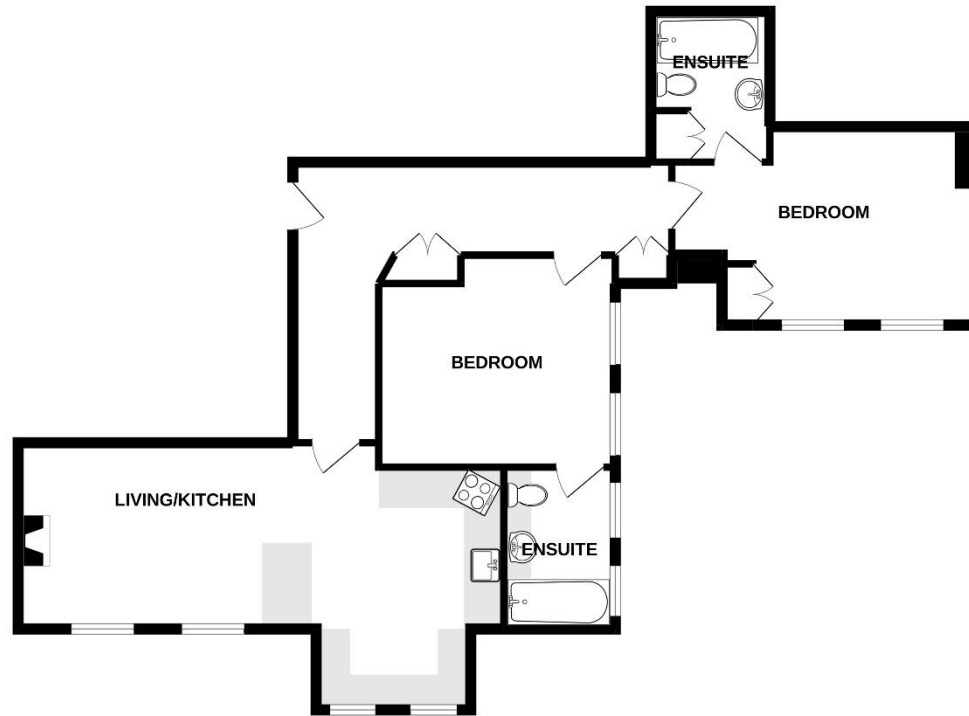
With double aspect from the side and having door to **En-Suite**, with a suite comprising panelled bath having shower over, wash hand basin and a low-level WC.

Outside

The property is approached through automatic electric gates and over an 'in and out' carriage driveway leading to allocated parking near the main entrance door. The thoughtfully designed communal gardens are landscaped by a wide variety of decorative shrubs to borders with a choice of attractive seating areas. There are individual lockable storage compartments.



GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = C

EPC RATING = E

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 OCTOBER 2024

Property Reference: WO0001 6048



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