



5 Sterling Place

Woodhall Spa, Lincoln, Lincolnshire LN10 6NU

£250,000
NO ONWARD CHAIN

BELL



5 Sterling Place

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Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

An extremely well presented two bedroom ground floor apartment set within the attractive surroundings of Sterling Place. A purpose-built development directly opposite Woodhall Spa's world famous golf course and home to England Golf. Stylishly decorated, the apartment enjoys large triple aspect lounge/diner, separate fully equipped kitchen and superb master bedroom with bathroom en-suite. The property is further enhanced by its underfloor heating throughout with individual controls to each room, video/audio entry system and allocated parking. The shopping and social facilities of this most sought-after Lincolnshire village are within easy walking distance. A viewing is strongly recommended to fully appreciate the standard of accommodation and setting 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 solid timber door into:

Reception Hall

With built-in storage cupboard, coved ceiling, video display intercom system, central heating management control panel, power points and solid door.



Lounge/Diner 22' 7" x 16' 7" maximum dimensions (6.88m x 5.05m)

A most impressive triple aspect room with coved ceiling, digital display underfloor heating control panel, ceiling spotlights, television/telephone point, power points and door to:

Kitchen 13' 9" x 7' 5" (4.19m x 2.26m)

With side aspect and having a range of fitted units comprising ample quartz worksurface with stainless steel sink inset, over base units with soft closing doors and drawers and integral appliances as follows; dishwasher, automatic washing machine/dryer and fridge over freezer to one side. There is a 'John Lewis' four-ring ceramic electric hob, waist-height double oven with filter hood over. There are further wall-mounted cupboards with down lighting, coved ceiling, digital under floor heating control and ceiling spotlights.

Bedroom 1 17' 6" x 10' 3" (5.33m x 3.12m)

With front aspect and having coved ceiling, digital underfloor heating control, ceiling spotlights, television/telephone point, door to **Walk-In Wardrobe** and door to **En-Suite Bathroom 9' 8" x 6' 4" (2.95m x 1.93m)** being fully floor and wall tiled with a white suite comprising panelled bath, wash hand basin over vanity cupboard, corner shower cubicle and low-level WC. There is a heated towel rail, shaver point and ceiling spotlights.

Bedroom 2 14' 1" x 10' 11" (4.29m x 3.32m)

Having digital display underfloor heating control, television/telephone point, coved ceiling and ceiling spotlights.

Shower Room

Being fully wall tiled and having double width shower cubicle, pedestal wash hand basin and low-level WC. There are ceiling spotlights, shaver point and heated towel rail.

Outside

The property is approached over a driveway leading to allocated block paved parking. There are landscaped communal gardens. Residents are allowed use of a communal storage facility (large shed).

East Lindsey District Council – Tax band: D
EPC Rating: E

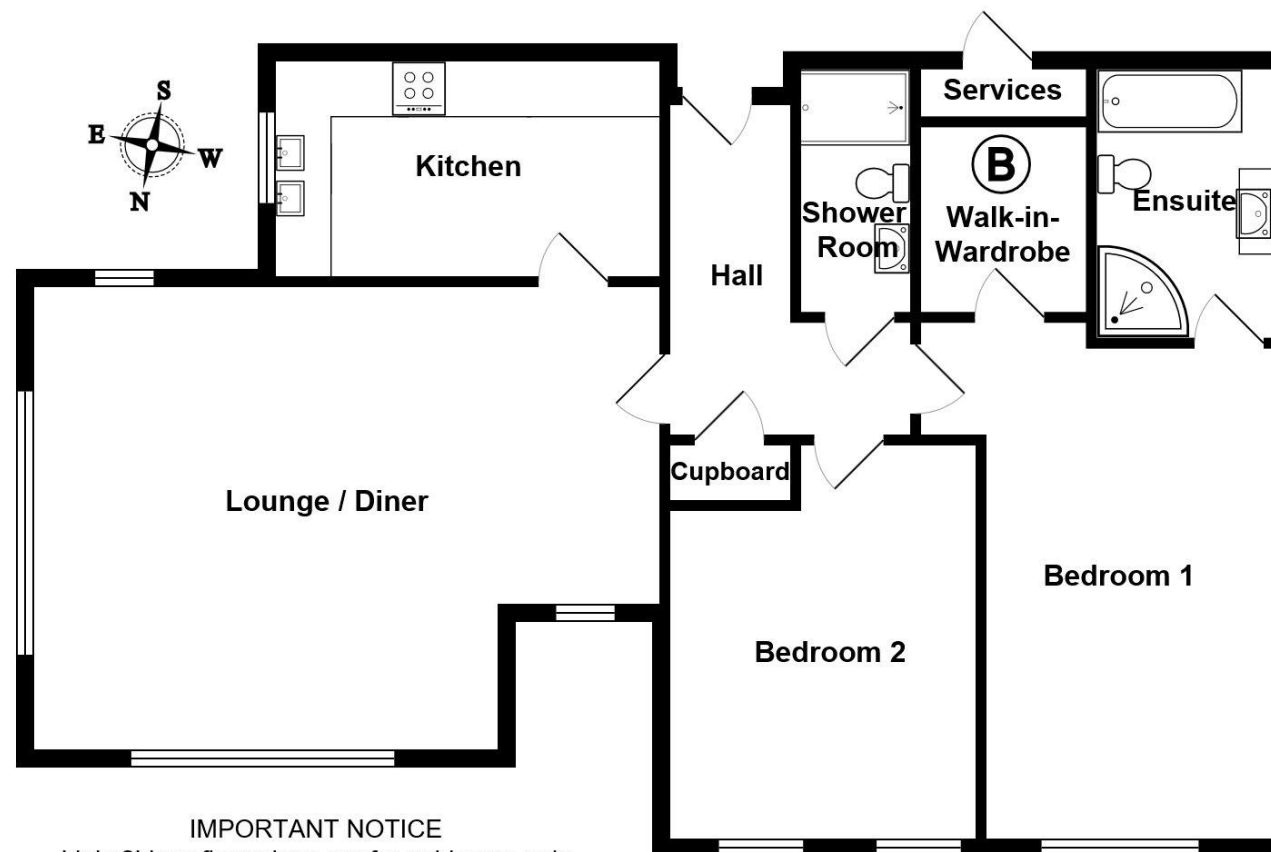
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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

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IMPORTANT NOTICE

Links2Lincs floor plans are for guide use only and should not be relied upon for decision making information or dimensions and layout accuracy.

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