



**27 Sterling Place**  
Woodhall Spa, Lincoln, Lincolnshire LN10 6NE

**£298,500**  
NO ONWARD CHAIN

**BELL**



## 27 Sterling Place

Woodhall Spa, Lincolnshire LN10 6NE

Lincoln – 19 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

An extremely well presented three bedroom town house, providing a deceptively spacious range of accommodation over three floors. This versatile property offers ground floor family room and first floor living accommodation. Externally the rear garden is fully enclosed and benefits from integral garage. The shopping, social and educational facilities of this most sought-after Lincolnshire village are within easy walking distance. **A viewing of this property is highly recommended to fully appreciate the size and accommodation on offer.**

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 panel door leading into:

### Reception Hall

With staircase to first floor, built-in airing cupboard, service door to garage, radiator, power points, door to family room and door to:



### Shower Room

With tiled shower cubicle, pedestal wash hand basin and low-level WC. There is appropriate wall tiling, radiator and extractor fan.

### Family Room **20' 5" x 9' 9" (6.22m x 2.97m)**

An appealing room overlooking the rear garden through patio doors and having coved ceiling, radiator, ceiling spot lights, telephone points, television aerial point and power points.

### First Floor

#### Hallway

With staircase to 2<sup>nd</sup> floor and having radiator and door to:

### Breakfast Kitchen **20' 5" x 9' 9" (6.22m x 2.97m)**

With double aspect over rear garden and having a range of fitted units comprising 1½ stainless steel sink drainer inset to ample worksurface over matching base units including integral dishwasher, electric oven, integral fridge and freezer to one end. There are wall-mounted cupboards above with downlighting and filter hood over a four-ring electric hob. There are coved ceilings, spot lights, radiator, power points and door to:

### Lounge Diner **20' 5" x 20' 0" (6.22m x 6.09m) maximum dimensions**

An L-shaped room with double aspect to front of property including 'Juliet' balcony. There are coved ceilings, TV aerial point, two radiators, power points and door returning to hallway.

### Second Floor

With built-in airing cupboard, coved ceiling, power points, access to roof space and door to:

### Bedroom 1 **13' 8" x 12' 7" (4.16m x 3.83m)**

With sloping ceiling, aspect to front of property, coved ceiling, radiator, power points and door to **En-Suite**, being fully wall tiled and having a white suite comprising tiled shower cubicle, pedestal wash hand basin and low-level WC. There is a heated towel rail, shaver point and extractor fan.



#### **Bedroom 2 10' 0" x 11' 5" (3.05m x 3.48m)**

With sloping ceiling, overlooking the rear garden and having radiator and power points.

#### **Bedroom 3 10' 5" x 10' 2" (3.17m x 3.10m)**

With rear aspect over garden, sloping ceiling, radiator and power points.

#### **Bathroom**

With a white suite comprising panelled bath having shower attachment taps, pedestal wash hand basin and low-level WC. There is decorative wall tiling, coved ceiling and heated towel rail.

#### **Outside**

The property is approached over a block-paved driveway providing parking and leads to **Integral Garage 16' 8" x 9' 8" (5.08m x 2.95m)** with electric up-and-over door, power, lighting and service door to property. The enclosed rear garden has full width paved patio area off the family room. The remaining rear garden is laid to lawn with a variety of ornamental shrubs to borders.

#### **Further Information**

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 = D  
EPC RATING = C

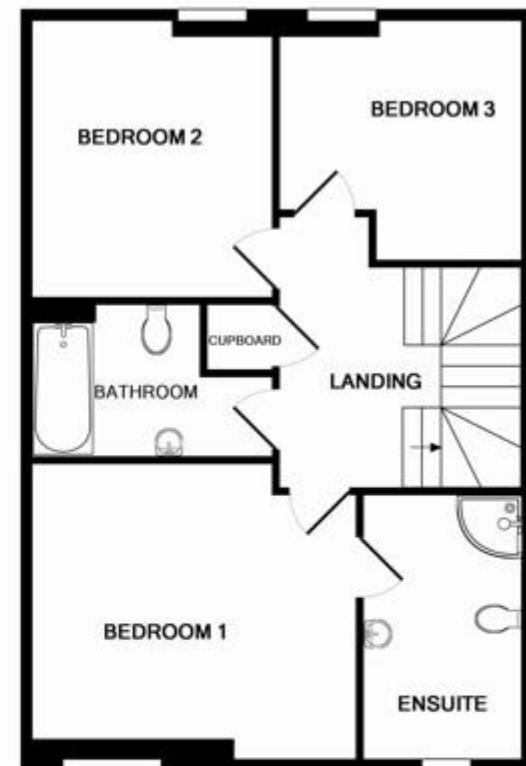
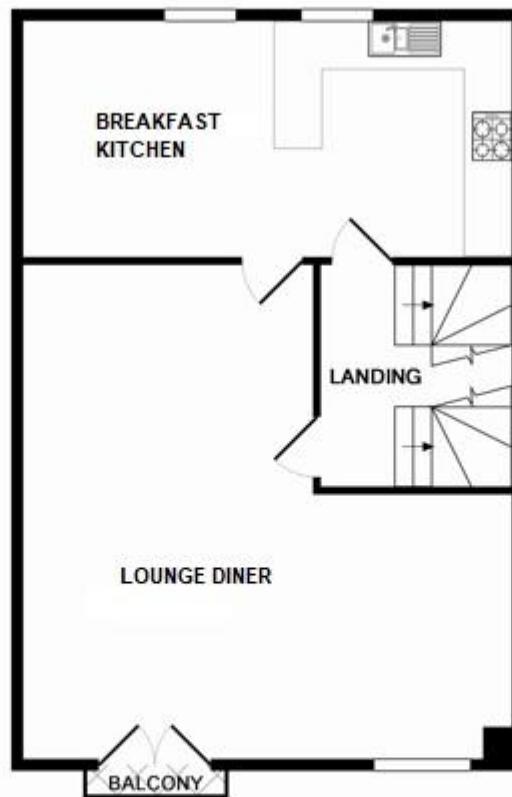
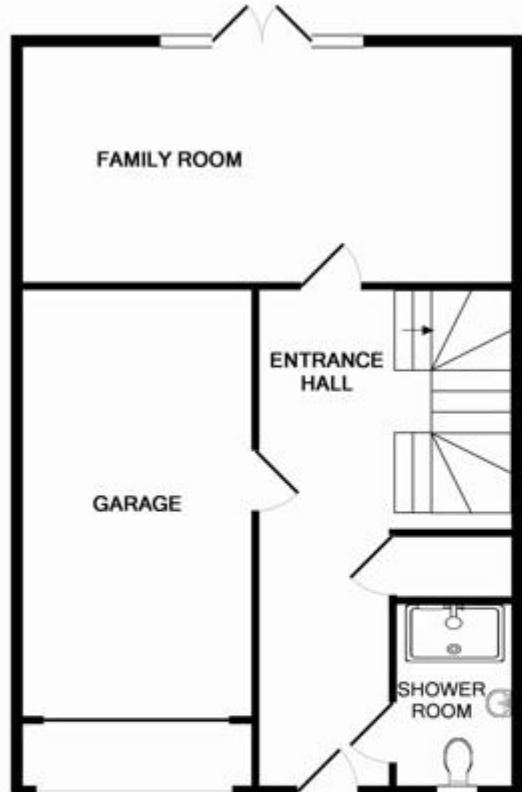
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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

19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333  
Email: [woodhallspa@robert-bell.org](mailto:woodhallspa@robert-bell.org)  
Website: <http://www.robert-bell.org>

Brochure prepared 10.12.2024





A Links2Lincs (Copyright) Floor Plan service. Use only as a guide, not as an accurate plan.  
07917602200 for Service Information.  
Made with Metropix ©2013

#### DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333  
Email: [woodhallspa@robert-bell.org](mailto:woodhallspa@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

