



34 Sterling Place
Woodhall Spa, Lincoln, Lincolnshire LN10 6NE

£265,000

BELL



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Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

Pleasantly situated to a most appealing setting directly opposite Woodhall Spa Golf Club and home to English Golf stands this thoughtfully designed home. Internally the property is enhanced by two double bedrooms this modern, well maintained and deceptively spacious end of terrace house, with en-suites to both bedrooms, lounge, garden/dining room, larger than average southerly facing garden and two parking spaces. Ideally situated on a residential development in the popular village of Woodhall Spa.

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 to the property is gained through a timber glazed door with two glazed side panels leading to:

Entrance Hall

With staircase to the first floor and having radiator, power points and doors to accommodation including:

Cloakroom

With low-level WC, wash hand basin with splash back wall tiling, coved ceiling, extractor fan and radiator.





Lounge 15' 5" x 11' 0" (4.70m x 3.35m) maximum into bay window

Having glazed panel double doors from the hallway with bay window to front aspect, radiator and power points.

Kitchen 15' 4" x 9' 7" (4.67m x 2.92m) excluding garden room

With a range of fitted units comprising one and a half sink unit inset to work surface over base units, wall mounted cupboards above with downlighting. There is a four-ring electric hob, electric oven and filter hood over the hob. There are ample power points, radiator and coved ceiling. The room is open plan with:

Dining/Garden Room 11' 4" x 10' 1" (3.45m x 3.07m) maximum excluding kitchen

A super triple aspect room providing southerly views over the rear garden and having ceiling spot lights, radiator and power points.

First Floor

Landing

With access to roof space and having, radiator, power points and door to:

Bedroom 1 15' 4" x 10' 1" (4.67m x 3.07m)

With front aspect through glazed double door to the Juliette balcony, radiator, power points and door to **En-Suite** being fully wall tiled and having a white suite comprising panelled bath having mixer shower tap over, pedestal wash hand basin, low-level WC and heated towel rail.

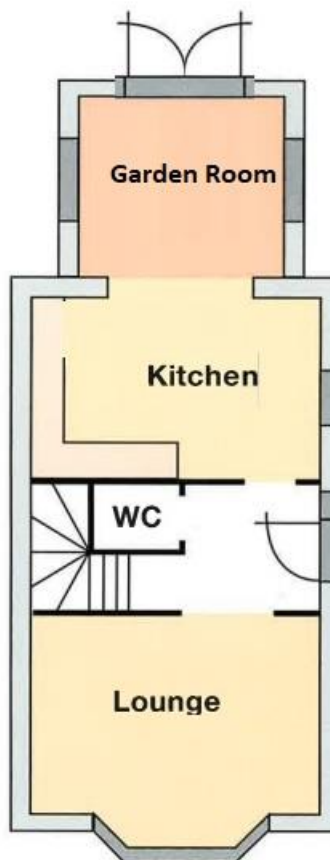
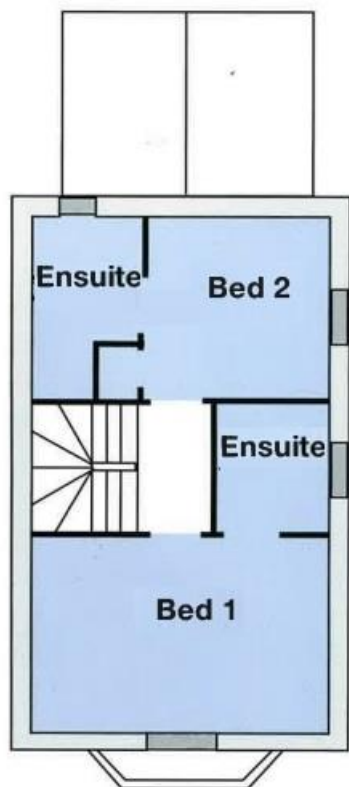
Bedroom 2 9' 8" x 9' 6" (2.94m x 2.89m)

With built-in cupboard housing the gas central heating boiler, radiator, power points and door to **En-Suite** being fully wall tiled and having a white suite comprising fully tiled shower cubicle, low-level WC, pedestal wash hand basin, and heated towel rail.

Outside

The property enjoys an enclosed south facing garden predominantly laid to lawn with paved patio area and a timber summer house. The front garden is laid to ornamental plants and shrubs. There is allocated parking.





East Lindsey District Council – Tax band: C
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.

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Brochure prepared 03.02.2025

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