



1 Moorhaven House

Sylvan Avenue, Woodhall Spa, Lincoln, Lincolnshire LN10 6SL

£150,000
NO ONWARD CHAIN

BELL



1 Moorhaven House

Sylvan Avenue, Woodhall Spa LN10 6SL

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A two-bedroom ground floor apartment forming part of this elegant Victorian Villa. The property is situated to the heart of the conservation area of this most sought after Lincolnshire village a short walk from the many shopping and social facilities. Internally the property provides living room, kitchen, wet room and two bedrooms. Outside there are lawned gardens and storage. Please note. The property would benefit from a range of upgrading but offers an exciting opportunity to improve and refurbish to ones own style. A viewing is highly recommended to fully appreciate the setting and possibility 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

Entered through a communal entrance via wooden front door opening into:

Entrance Hallway 11' 4" x 6' 11" (3.45m x 2.11m)

With radiator, multiple power points, wooden windows and door to rear hallway. There are wooden doors to wet room, kitchen and door to:





Bedroom 16' 2" into bay x 11' 10" (4.92m x 3.60m)

With wooden single glazed bay window to side, radiator, multiple power points and television point.

Wet Room

With wooden single glazed obscure window to rear and having low-level WC, pedestal sink, Mira advance shower, heated towel rail and wet room flooring.

Kitchen 11' 10" narrowing to 10' 7" x 8' 3" (3.60m > 3.23m x 2.51m)

With wooden single glazed window to rear and having oak fronted storage units to base and wall levels including glazed shelving. There is a sink and drainer to roll edge worktop, Flavel cooker and Stoves four ring hob beneath extractor canopy. There is space and connections for under counter washing machine, upright fridge-freezer, radiator, wood effect flooring, multiple power points and wall mounted Worcester boiler.

Rear Hallway 14' 0" x 6' 11" (4.26m x 2.11m)

With wooden single glazed French doors to front, radiator, multiple power points, wooden door to bedroom and door to:

Living Room 13' 3" x 13' 7" (4.04m x 4.14m > 4.9m) extending to 16' 1" into bay

With wooden single glazed bay windows to front and side and having electric fire to storm stand and wooden surround, radiator, multiple power points and television point.



Bedroom 14' 8" into bay x 13' 7" (4.47m x 4.14m)

With wooden single glazed bay window to front, radiator and multiple power points.

Further Information - LEASEHOLD
East Lindsey District Council – Tax band: A
EPC Rating: D

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;



Approximate total area⁽¹⁾

884.79 ft²

82.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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