



6 Fairmead Court
Stanhope Avenue, Woodhall Spa, Lincoln, Lincolnshire LN10 6TG

£395,000

BELL



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Woodhall Spa, Lincolnshire LN10 6TG

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

An appealing first floor apartment, pleasantly situated within the avenues of this most sought-after Lincolnshire village. The property benefits from three bedrooms, two bathrooms, underfloor heating throughout, seating balcony and garage. The shopping, social and educational facilities are within easy walking distance; with the property situated in a small gated community.

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 into the front through wooden door into:

Entrance Hallway

With tiled flooring and radiator and having wooden door to under stairs storage space, carpeted stairs with lights alongside and wall mounted balustrade to:

Principal Hallway

With spot lights to ceiling, loft access hatch with drop down ladder (loft being boarded) and wood effect flooring. There is a wooden door to airing cupboard housing Megaflo cylinder and wooden doors to accommodation including:





Breakfast Kitchen 11' 9" x 20' 5" (3.60m x 6.24m)

With wooden double glazed sash window to front, skylight to central and spot lights to ceiling. There is an excellent range of storage units to base and wall levels plus island with breakfast bar; including glazed shelving. There is an integrated dishwasher, tumble dryer, washing machine, double sink set to roll edge worktop with waste disposal. And space and connections for American style, upright fridge-freezer. There is a Neff oven and microwave and induction hob beneath extractor canopy, tile effect flooring, multiple power points and wooden door to eaves storage.

Lounge/Dining Room 27' 11" x 12' 1" (8.51m x 3.69m)

With wooden double glazed sash windows to front, rear and obscure side. There are skylights to ceiling, electric fire to wall, television points, multiple power points and wood effect flooring. There is a built-in Bose speaker system and uPVC double glazed French doors to seating balcony.

Bedroom 3/Office 8' 8" x 10' 3" (2.66m x 3.14m)

With wooden double glazed sash window to rear, spot lights to ceiling wood effect flooring and multiple power points.

Bathroom 5' 10" x 8' 8" (1.79m x 2.66m)

With wooden double glazed obscure sash window to rear, spot lights to ceiling and having low-level WC and heritage hand wash basin set to storage unit with large mirror over. There is a heritage bath with shower over to tiled surround, tiles to walls and floor, heated towel rail and shaver socket.

Main Bedroom 18' 5" x 16' 6" (5.62m x 5.04m)

With wooden double glazed sash windows to side, spot lights to ceiling, multiple power points, wood effect flooring and wooden door to:

En Suite Shower Room 5' 9" x 7' 9" (1.77m x 2.38m)

With skylight to side, low-level WC and bowl style hand wash basin to storage unit. Shower cubicle with tile surround, tiles to walls and floor, heated towel rail and shaver socket.





Bedroom 2 14' 6" x 8' 1" (4.43m x 2.47m)

With wooden double glazed sash window to side, spot lights to ceiling, multiple power points and wood effect flooring.

Outside

The property is approached to the front over a paved path with trees and flowers set to lawned spaces. There is further access from the side, over brick paved driveway leading to the **Single Garage**, with double doors, light and power.

The Court benefits from access to the communal lawn space, set with trees and shrubs.

Further Information - LEASEHOLD

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

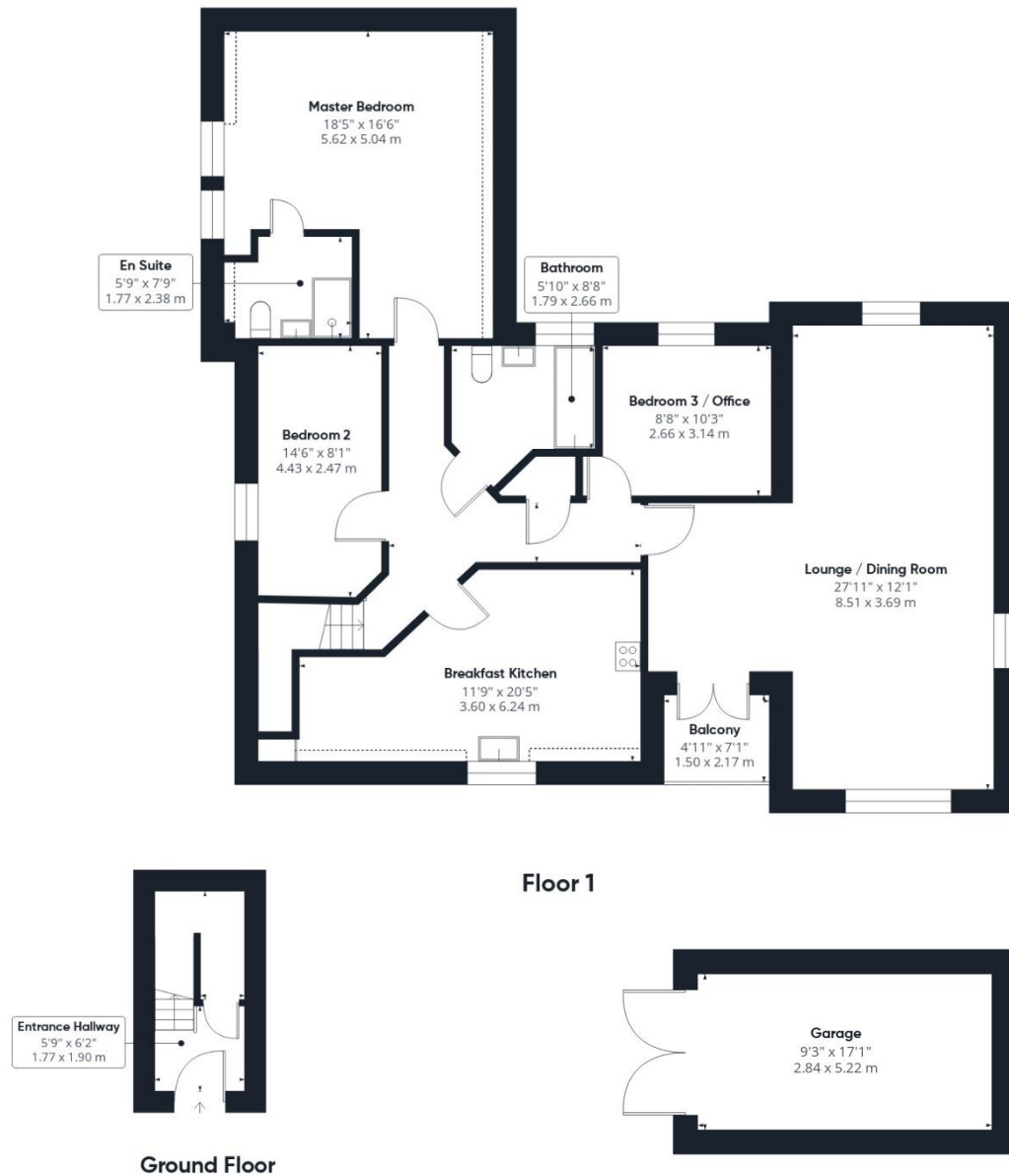
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