



## 9 Stafford Vere Court

The Broadway, Woodhall Spa, Lincolnshire LN10 6SQ

£135,000



A stylish top floor apartment forming part of this historical landmark building situated directly opposite Woodhall Spa Golf Club and the home of England Golf. The property is enhanced by a dual aspect living room, double bedroom and kitchen with a full range of integral appliances. The shopping and social facilities of this most sought-after Lincolnshire village are within easy walking distance.





# 9 Stafford Vere Court

## The Broadway, Woodhall Spa LN10 6SQ

Lincoln – 19 miles

Grantham – 33.5 miles with East Coast rail link to London

Boston – 17.5 miles

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 apartment is gained through a solid timber and glazed door leading to:

### Main Reception Hall

With staircase to top floor landing having door into the apartment.

### Entrance Lobby

With coved ceiling, radiator and door to:

### Living Room 24' 4" x 14' 10" (7.41m x 4.52m) max of an irregular shaped room

A dual aspect, south and westerly facing room with sloping ceiling, radiator, power points, door to bedroom and doorway to:

### Inner Hall

With power points and door to:

### Kitchen 9' 5" x 9' 1" (2.87m x 2.77m)

A south facing room having a range of fitted units comprising stainless steel sink drainer inset to work surface over base units including integral dishwasher, fridge, freezer and washer/dryer. There is a four-ring gas hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, radiator, tiled flooring and power points.

### Bedroom 15' 2" x 10' 9" (4.62m x 3.27m)

With double aspect and having sloping ceilings, radiator, power points and door to deep walk-in wardrobe.

### Shower Room

With a stylish suite comprising tiled shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is tiled flooring, heated towel rail and ceiling spot lights.

### Outside

The property has allocated parking to the front.

### Further Information

All mains services with gas fired central heating.

Council tax band C. EPC rating C.

### Local Authority:

East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel No: 01507 601111

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