



8 Grove Court

Woodhall Spa, Lincolnshire LN10 6RR

£240,000

LEASEHOLD (SHARE OF FREEHOLD)

BELL

ROBERT BELL & COMPANY



8 Grove Court

Woodhall Spa, Lincolnshire LN10 6RR

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 17 miles

(Distances are approximate)

An extremely well presented two double bedroom first floor apartment pleasantly situated to an appealing position of this most sought-after Lincolnshire village. Internally the property is enhanced by two reception rooms with living room having south facing balcony. The main bedroom has a large en-suite and dressing room off. Outside there is patio area and lawned communal gardens. The shopping and social facilities are within easy walking distance. NO CHAIN.

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 property is gained through a uPVC door into:

Entrance Lobby

A spacious hall with staircase to the first floor. There is a useful range of full height fitted cupboards housing cloaks cupboard and a utility area providing space and plumbing for washing machine with wall mounted cupboards above. There is coved ceiling, radiator and power points.





First Floor Hall

With side aspect and having oak glazed panel door to living room and door to:

Deep Walk-In Storage 9' 9" x 8' 3" (2.97m x 2.51m)

Currently used as office space with lighting and power points.

Lounge 20' 11" x 14' 1" (6.37m x 4.29m)

A superb south facing room through sliding doors to **Balcony**. There is an electric coal effect fire set to decorative surround, coved ceiling, radiator, power points, oak glazed panel door to inner hall and archway to:

Dining Room 8' 7" x 7' 7" (2.61m x 2.31m)

Being open plan with the living room and having south facing views, radiator, coved ceiling, power points and oak glazed panel door to:

Kitchen 10' 0" x 8' 8" (3.05m x 2.64m)

With side aspect and having a range of stylish fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is a four ring gas hob, electric double oven, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, and power points.

Inner Hall

With deep built-in storage cupboard, radiator, access to roof space and oak door to:

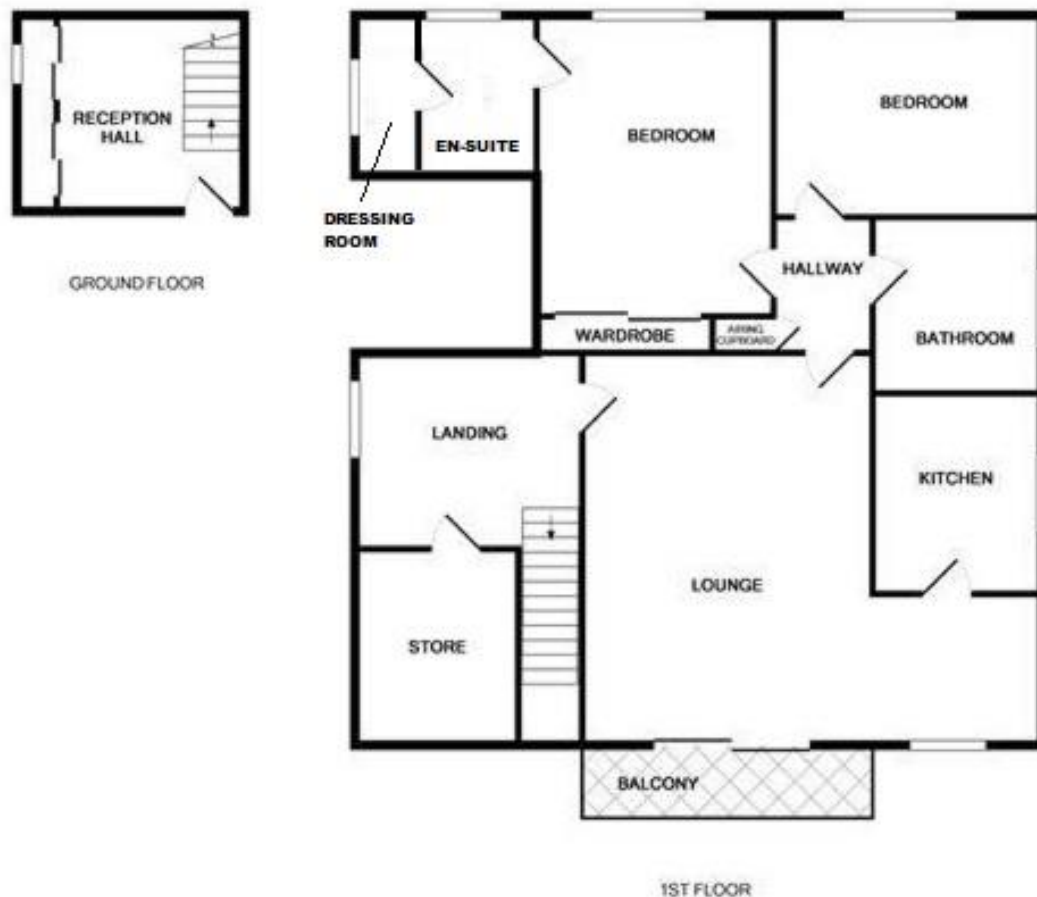
Bedroom 1 14' 9" x 12' 0" (4.49m x 3.65m)

With rear aspect and having a range of full height fitted wardrobes, coved ceiling, radiator, power points and door to **En-Suite** with a suite comprising tiled corner shower cubicle, wash hand basin inset to vanity unit and a low-level WC. There is coved ceiling, radiator and door to **Dressing Room 8' 1" x 5' 7" (2.46m x 1.70m)** with coved ceiling, radiator and power points.

Bedroom 2 13' 6" x 10' 0" (4.11m x 3.05m)

With rear aspect and having a range of fitted wardrobes, coved ceiling, radiator and power points.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bathroom 8' 9" x 8' 1" (2.66m x 2.46m)

With a white suite comprising corner bath having shower over, pedestal wash hand basin and a low-level WC. fitted vanity unit, coved ceiling and a heated towel rail.

Outside

The property is approached over a drive leading to **Integral Garage** with electric door, power and lighting. There is paved south facing patio area and communal lawned gardens.

Further Information

LEASEHOLD (SHARE OF FREEHOLD)

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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.