



12 Sterling Place
Woodhall Spa, Lincoln, Lincolnshire LN10 6NU

£215,000

BELL



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Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

An exceptionally well presented two double bedroom, first floor apartment set within the appealing surroundings of Sterling Place: an attractive development directly opposite the Woodhall Spa world famous golf course and home to England Golf. Internally, the property enjoys a stylish open plan living kitchen; main bedroom with en-suite and walk-in wardrobe; further double bedroom and shower room. Underfloor heating and an intercom entry system are both fitted; while Flat 12 benefits from dedicated and guest parking, and communal gardens. The property enjoys a south-facing balcony. The shopping and social facilities of this most sought-after Lincolnshire village are within easy walking distance.



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.

Entrance into Sterling Place is gained through a central communal Main Entrance, with lift and impressive staircase to all floors. There is also entrance door and staircase to each end.



Reception Hallway

With spot lights to ceiling and having intercom control panel, wooden doors to storage, bedrooms, bathroom and to:

Lounge/Dining/Kitchen 28' 6" x 14' 2" (8.68m x 4.31m)

A superb south facing room having French doors and matching side panels to **Balcony**. There are spot lights to ceiling, television point and multiple power points. Open to kitchen with a stylish range of storage units into base and wall levels, integrated oven, hob, washing machine and dishwasher. There is a sink and drainer set to roll edge worktop and tiled flooring.

Bedroom 2 13' 9" x 11' 0" (4.19m x 3.35m)

With wooden double glazed sash windows to rear, spot lights to ceiling, multiple power points and television point.

Bedroom 1 18' 3" x 10' 7" (5.56m x 3.22m)

With wooden double glazed sash windows to rear, spot lights to ceiling and a range of fitted furniture and bedside units. There are multiple power points, television point, wooden door to dressing room, and to:

En-Suite Bathroom 9' 8" x 6' 4" (2.94m x 1.93m)

With wooden double glazed sash obscure window to side and spot lights to ceiling. There is a low-level WC, pedestal sink, P shaped panel bath with shower over, tiled walls and wood effect flooring.

Shower Room 8' 10" x 4' 6" (2.69m x 1.37m)

With spot lights to ceiling and having low-level WC, pedestal sink and tiled shower cubicle with wall mounted head over. There is wood effect flooring, tiled walls and shaver socket.

Outside

The property benefits from a communal garden, dedicated and guest parking spaces. There are communal storage facilities.

East Lindsey District Council – Tax band: D

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.

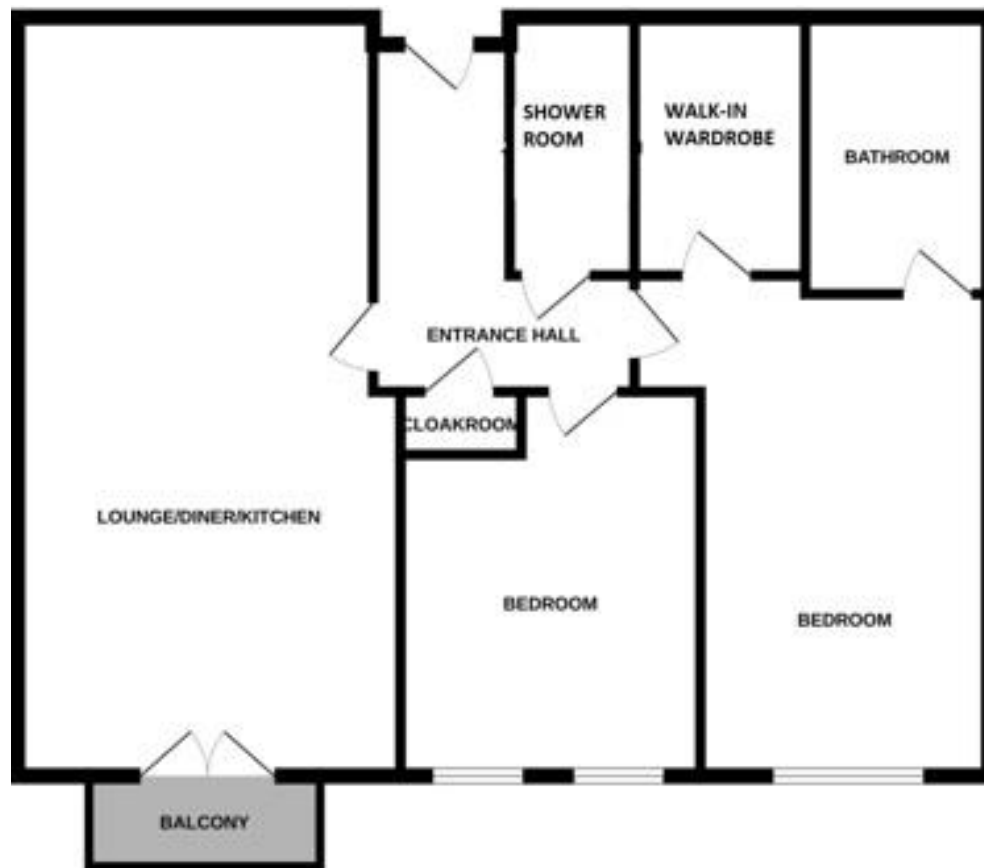
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