



6 Kirkstead Court
Woodhall Spa, Lincoln, Lincolnshire LN10 6RS

£220,000
NO ONWARD CHAIN

BELL



6 Kirkstead Court

Woodhall Spa, Lincolnshire LN10 6RS

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A thoughtfully designed first floor apartment featuring a 20' 7" x 14' lounge, dining area, study and two double bedrooms. Externally the property is further enhanced by its attractive communal gardens, garage and parking. The shopping and social facilities of this most sought-after Lincolnshire village are all within easy walking distance. A viewing is highly recommended to fully appreciate the accommodation and setting 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

Entrance into the property is gained through a private uPVC door leading into:

Entrance Lobby

With staircase to the first floor and having high ceiling, radiator, power points and door to:

Utility/Cloakroom 9' 9" x 3' 6" (2.97m x 1.07m)

With a low-level WC, wash hand basin, fitted worksurface to one wall over space and plumbing for washing machine. There is a radiator and power points.



First Floor

Study Area 10' 1" x 11' 9" (3.07m x 3.57m)

With sloping ceiling, radiator, wood effect flooring, power points and door to:

Lounge 20' 7" x 14' 0" (6.28m x 4.27m)

With front aspect and having gas coal effect fire set to decorative surround, coved ceiling, radiator, power points and archway to:

Dining Area 7' 7" x 8' 6" (2.32m x 2.60m)

With front aspect, coved ceiling, radiator and power points.

Kitchen 9' 11" x 8' 6" (3.02m x 2.60m)

With views over playing fields and having a range of fitted units comprising stainless steel one and a half sink drainer inset to worksurface over base units including integral fridge. There is a four-ring gas hob, electric oven, wall mounted cupboards above and filter hood over the hob. There is coved ceiling, radiator, power points, and ceiling spot lights.

Bedroom 1 14' 6" x 11' 11" (4.42m x 3.62m)

Overlooking gardens and having two full height fitted double wardrobes, coved ceiling, radiator and power points.

Bedroom 2 10' 2" x 13' 6" (3.11m x 4.11m)

With views over gardens and having coved ceiling, radiator and power points.

Bathroom 9' 0" x 8' 6" (2.74m x 2.59m)

Being fully wall tiled and having a stylish white four-piece suite comprising paneled bath, tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling and a heated towel rail.

Outside

The property is set centrally to communal lawned gardens with decorative shrubs to borders. There is allocated parking and **Attached Garage** having power and lighting.

LEASEHOLD





The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Plan produced using PlanUp.

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East Lindsey District Council – Tax band: C
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.

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