



8 The Alexandra
Woodhall Spa, Lincoln, Lincolnshire LN10 6SF

£265,000

BELL



8 The Alexandra

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Lincoln – 20 miles
 Grantham – 32 miles with East Coast rail link to London
 Boston – 17 miles

(Distances are approximate)

8 The Alexandra, The Broadway, Woodhall Spa is an appealing first floor apartment; in this exclusive gated development within a “Landmark” Woodhall Spa building. The property enjoys a double height, dual aspect living room overlooking landscaped gardens with balcony; kitchen and two bedrooms each benefiting from en-suites. There is underground car parking, a private ‘store’ and beautifully maintained shared garden spaces, which the apartment looks out across. The shopping and social facilities of this most sought-after Lincolnshire village are all 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.

Communal Entrance

The main entrance is through an elegant entrance door with portico over leading to communal entrance hall with staircase and lift to first floor. Entrance into the apartment is gained through a solid timber door leading into:





Reception Hall

With views through glazed panel doors to vaulted double height living room and having ceiling spotlights to dimmer switch, power points and staircase to mezzanine bedroom.

Living Room 25' 0" x 15' 0" (7.61m x 4.57m)

A most impressive south facing double height room having exposed timbers, electric coal effect fire set to attractive bespoke Portugese limestone surround and hearth. There are ceiling spotlights, wall lights, T.V aerial point, radiators, ample power points, telephone point and glazed panel door to **BALCONY 12' 4" x 7' 7" (3.76m x 2.31m)**. Paved with iron railings overlooking the colourful gardens.

Kitchen 9' 0" x 8' 0" (2.74m x 2.44m)

A fully equipped kitchen with an extensive range of fitted units comprising one and a half sink drainer inset into ample work surface over matching base units. There are Miele integrated appliances including dishwasher, washer/drier and Elica fan oven with induction hob over, together with Neff integrated fridge and freezer. Wall mounted cupboards above with down lighting and filter hood over hob. There are ceiling spotlights and power points.

Utility Room

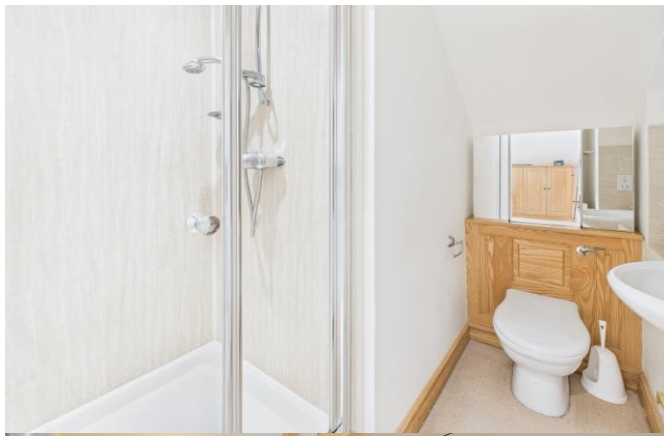
A useful compact room with circular stainless steel sink inset to work surface over a base unit housing a water softener and having drinking water tap to the sink. There is fitted shelving to opposite wall and power points. Wall mounted boiler to wall.

Cloakroom

With automatic lighting, close coupled W.C with double vanity cupboard over, wash hand basin with tiled splash backs, radiator and extractor fan.

Bedroom Suite 18' 6" x 11' 1" (5.63m x 3.38m)

A south facing room with double-glazed sliding sash windows. There are two built-in double wardrobes with cupboards over, high ceilings with deep moulded cornice, radiator, power points, TV aerial point, telephone point and door to **EN-SUITE** with a suite comprising panelled bath having shower over, close coupled WC, wash hand basin inset to granite over vanity cupboard with mounted mirror over and down lights. There are moulded cornice and heated towel rail.





Mezzanine Bedroom 12' 0" x 9' 1" (3.65m x 2.77m)

Overlooking the living room with a range of fitted cupboards and drawers to one wall, ceiling spot lights, radiator, power points, TV aerial point, telephone point and door to **EN-SUITE** with shower cubicle, wash hand basin set to alcove with tiled surround, close coupled WC, radiator and ceiling light.

Outside

The property is approached though ornate automatic gates with driveway to allocated underground parking and storage area. The south facing communal gardens are beautifully landscaped with raised flowerbeds containing a wide variety of ornamental flowers and shrubs.

Further Information

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 = 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

Tel: 01526 353333

Email: woodhallspa@robert-bell.org

Website: <http://www.robert-bell.org>

Brochure prepared 04.11.2025

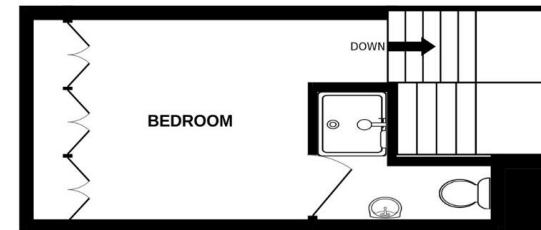




GROUND FLOOR



1ST FLOOR



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