



5 Fairmead Court
Stanhope Avenue, Woodhall Spa, Lincolnshire. LN10 6TG

£350,000

BELL



5 Fairmead Court

Stanhope Avenue, Woodhall Spa

Situated to the heart of the conservation area and being a short walk from the centre of this most sought after of Lincolnshire villages with its wide range of shopping and social facilities. A most appealing two bedroom ground floor apartment providing triple aspect lounge diner, two shower rooms and external conservatory.

The property is further enhanced by underfloor heating throughout, its own courtyard garden, mature landscaped communal gardens, garage and parking. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.

ACCOMMODATION

Entrance Lobby with glazed timber entrance door, built-in shoe cupboard, coving and power points. Archway to:

Hall having built-in airing cupboard, ceiling spot lights, coving and power points. Glazed panel door to:

Lounge/Diner 28' x 12' (8.53m x 3.66m) a superb triple aspect room including uPVC patio doors opening to the courtyard garden; coving, wall lights, TV aerial point, and power points.

Breakfast Kitchen 11' 9" x 7' 9" (3.58m x 2.36m) extending to 10' 4" (3.15m) with front aspect; having a range of fitted units comprising one and half bowl stainless steel sink drainer, ample work surface over matching base units including integral dishwasher and automatic washing machine; wall mounted cupboards and filter hood over four-ring gas hob. There is a waist height double oven, integral and microwave oven, coving, TV aerial point, radiator and power points.





Bedroom 1 14' 1" x 12' (4.29m x 3.66m) with double aspect to the rear and having an extensive range of fitted wardrobes, coved ceiling, ceiling spot lights and power points.

Bedroom 2 10' x 8' 9" (3.05m x 2.67m) with courtyard garden aspect and having desk with drawers and ground level storage cupboards together with further overhead cupboards. Coved ceiling and power points.

Shower Room 1 8' 9" x 7' 9" (2.67m x 2.36m) with a white suite comprising tiled shower cubicle, pedestal wash hand basin, close coupled WC and bidet. There are coved ceilings, shaver point, ceiling spot lights and heated towel rail.

Shower Room 2 with a suite comprising of shower cubicle, close coupled WC and wash hand basin over vanity cupboard. There are coved ceilings, appropriate wall tiling, heated towel radiator and shaver point.

Conservatory overlooking the courtyard garden with power points. **Please Note**; the conservatory is not accessed from the main accommodation, only through patio doors from the courtyard.

OUTSIDE

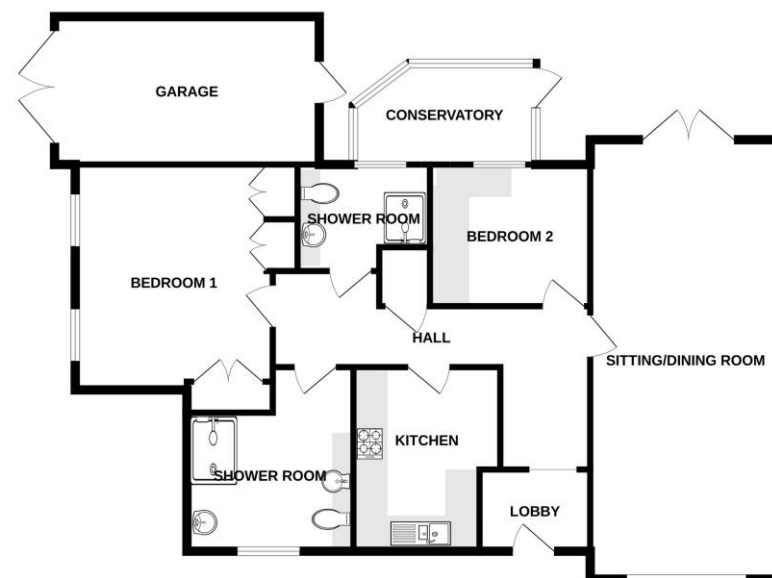
Fairmead Court has two entrances. The garage is accessed via Alverston Avenue over a block paved driveway providing parking and leads to a **Garage** 16' 10" x 9' 2" (5.13m x 2.79m) with electric double doors, power, lighting and timber service door to the enclosed courtyard.

The courtyard is laid with decorative paving with ornamental plants and shrubs to the borders. There is a timber pedestrian gate to side of garage, also leading to the courtyard. There are further communal gardens laid to lawn and bordered by an extensive variety of mature plants and shrubs.





GROUND FLOOR
1294 sq.ft. (120.2 sq.m.) approx.



TOTAL FLOOR AREA: 1294 sq.ft. (120.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, 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 is given to their operability or efficiency can be given.
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