



## 5 STERLING PLACE WOODHALL SPA, LN10 6NU

£995 PCM

An extremely well presented UNFURNISHED two bedroom ground floor apartment set within the attractive surroundings of Sterling Place. A purpose-built development directly opposite Woodhall's world famous golf course and home to England Golf has just become available To Let.


Stylishly and recently re-decorated, the apartment enjoys large triple aspect lounge/diner, separate fully equipped kitchen and superb master bedroom with bathroom en-suite. The property is further enhanced by its underfloor heating throughout with individual controls to each room, video/audio entry system and allocated parking. The shopping and social facilities of this most sought after Lincolnshire village are within easy walking distance. A viewing is strongly recommended to fully appreciate the standard of accommodation and setting on offer.

No Smokers; No Pets;





**EPC Rating: E    Council Tax Band: D**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	51
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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